



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers

Thursday, April 14, 2022

7:00 PM

I. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. 137 Academy Street

Applicant information:

Name: Mary Reynolds and David Henningsen

Address: 137 Academy Street, Poughkeepsie, NY

Project classification: Exterior Alteration & Landscaping – front yard walkway and paint

2. 4 Lincoln Avenue (Eastman Park Oval)

Applicant information:

Name: Dutchess County

Address: 22 Market Street, Poughkeepsie, NY

Project classification: Other – Temporary construction fencing related to demolition work at 35 Montgomery Street

3. 22 Garfield Place

Applicant information:

Name: 22 Garfield Place LLC (Wulf Lueckerath / Mark Lehman)

Address: 1397 Second Avenue, Suite 170, NY, NY 10021

Project classification: Landscaping – landscaping, walkway, and rear patio

4. 113 Academy Street

Applicant information:

Name: Gary E. Beck Jr., Z3 Consultants

Address: PO Box 363, LaGrangeville, NY

Project classification: Exterior Alteration – paint scheme for garage

5. 113 Academy Street – Windows

The applicant has requested that review of this application be adjourned until the June 2022 meeting.

6. 204 Church Street

Applicant information:

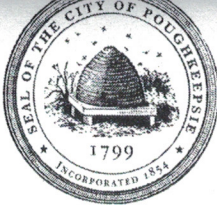
Name: Arthur T. Rollin dba Rollin Preservation

Address: 114 Hooker Avenue, Poughkeepsie, NY

Project classification: Exterior Alteration, Landscaping, Repair or Replacement, Restoration, and Demolition

II. COMMISSION BUSINESS

1. New / Old Business



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 137 Academy St _____
Applicant Name: Mary Reynolds and David Henningsen _____
Applicant's Address: 137 Academy St _____
City: Poughkeepsie _____
State/Zip: NY 12601 _____
Email: mreynolds.henningsen@gmail.com _____
Phone Number(s) (914) 953-4379 _____

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☒ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☒ Repair or replacement
 - ☐ Restoration (railings, balconies, cornices, porches, etc.)
 - ☐ Relocation
 - ☐ Demolition
 - ☐ Other:

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the informatioyou give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

__ We would like to remove the broken concrete walkway from the sidewalk to our front stairs and replace it with salvaged brick pavers. See attached example of the herringbone pattern (without the cement border.) We will also replace the broken concrete base of the first step. We'd like to replace the tread with bluestone, if possible.



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Secondly, we will start to touch up the existing cream / off white body color of the house and would like to replace the brown trim with a dark green, such as Benjamin Moore Historic Colors Essex Green. In places where some old paint has chipped we have seen evidence that a dark green was previously used on the house.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Mary Reynolds

David Henningsen

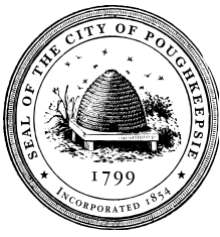
Signature of Owner

Date: 3/29/22

OR

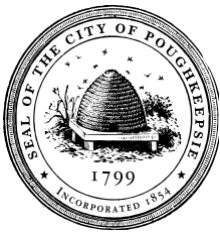
Signature of Agent/Applicant

Date: _____



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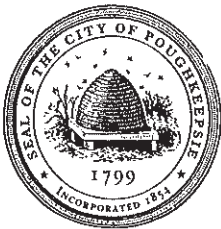
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Gary E. Beck, Jr.
Building Inspector

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THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION APPLICATION

INTRODUCTION

Section 19-4.5(5) of the Zoning Ordinance requires that the Historic District and Landmarks Preservation Commission "...shall review all plans for the moving, exterior construction, alteration or repair, landscaping or demolition or any change in the exterior appearance of places, sites, structures or buildings designated landmarks or landmark sites and all places, sites, structures or buildings wholly or partly within the boundaries of a historic district."

STANDARDS AND GUIDELINES

In making its determinations, the Commission uses the guidelines specified in Section 19-4.5 of the Zoning Ordinance as well as the Secretary of the Interior's Standards for Rehabilitating Historic Properties. The Zoning Ordinance may be found on-line on the City of Poughkeepsie's website, cityofpoughkeepsie.com, in the Government section under "Codes & Charter." The Secretary of the Interiors Standards may be found on-line at <http://www.cr.nps.gov/hps/TPS/tax/rhb/stand.htm>.

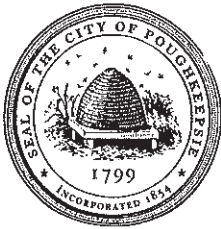
FILING THE APPLICATION

Please read the application instructions carefully and attach all required documentation. Incomplete applications cannot be accepted for review. Please call the Building Department at 451-4007 if you have any questions about the application process or if you would like to schedule a pre-submittal appointment to discuss your application.

Applications are to be filed with the Building Department. The Building Inspector will transmit complete applications, with supporting documentation, to the Commission for placement on the next agenda. Within one week of the filing of the application, the Building Department will send you either a deficiency letter or a letter confirming the scheduling of your application before the Commission.

Applications must be received at least two weeks prior to the regularly scheduled meeting of the Commission. Meetings are scheduled for the fourth Wednesday of each month at 7pm in the Common Council Chambers on the third floor of City Hall at 62 Civic Center Plaza. Walk in applications are not accepted.

You are encouraged to attend the meeting at which the Commission will review your application. This will enable you to answer any questions that are raised by the Commission or neighboring property owners. Once the Commission has determined that the application is complete, the Commission will approve, approve with conditions or deny the application.



Gary E. Beck, Jr.
Building Inspector

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Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
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APPLICANT INFORMATION

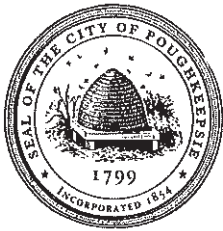
Project Address: Eastman Park Oval
Applicant Name: The County of Dutchess
Applicant's Address: 22 Market Street
City: Poughkeepsie
State/Zip: NY, 12601
Email: cboston@dutchessny.gov
Phone Number(s): 845-486-2121

Property Owner (if not the applicant): City of Poughkeepsie
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

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- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☒ Other: Temporary Construction Easement

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):



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Building Inspector

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Temporary Construction Easement, which shall include the right to locate temporary construction fencing on the area shown on Schedule A and to temporarily store equipment and materials between that fence and the boundary of the City's property. The temporary construction fencing and the temporary storage of equipment and materials at that site is necessary for purposes of demolishing the existing structure at 35 Montgomery Street, City of Poughkeepsie as directed by Resolution R-21-41 of the City of Poughkeepsie Common Council. The temporary Constrcution Easement shall also include the right to locate a temporary drain pipe to existing c/o Poughkeepsie catch basin, portions of drain pipe to be buried and other potions run above grade. Upon completion of the demolition, the County's contractor will complete restoration of the disturbed area, and therefore, this easement grants to the County the right to grade, fill, topsoil and seed for the purposes of stabilizing the soils, preventing erosion, and restoring the City property to, or as near as possible to, its condition immediately prior to commencement of the construction activities. It is proposed that the fencing will remain until the construction of the Youth Opportunity Union (YOU)

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Signature of Owner
Date: _____

OR Signature of Agent/Applicant
Date: _____

3.4 TEMPORARY ENCLOSURES AND PARTITIONS

- A. General Construction Work Contractor will provide all temporary doors, hinged and latched with locks keyed the same at all applicable interior temporary enclosures and exterior enclosures. Existing demoed doors and panic hardware may be used (if available) with the Construction Managers prior approval. General Construction Work Contractor will provide 12 (total) duplicate keys for distribution by the Construction Manager.
- B. General Construction Work Contractor will provide matching padlocks with locks keyed the same, with length of chain to secure all entrance gates; GC will be responsible for opening and closing of all gates daily. General Construction Work Contractor will provide 12 (total) duplicate keys for distribution by the Construction Manager.
- C. During exterior renovation work, temporary overhead protection shall be provided for any sidewalks or areas immediately beneath the work site or such areas shall be temporarily fenced off and provided with warning signs to prevent entry, by applicable contractor.
- D. General Construction Contractor will provide 8' high temporary fence per layout drawings and details with up to three (3) swing gates, around exterior building or site work construction. Provide 8' high wind screen on all fencing and gates around the perimeter of the project site. All panels are to be cabled together for added security. The General Construction Contractor will maintain all fencing and windscreen around the construction and staging area from award of contract until final completion of the project.
- E. Contractor shall maintain temporary fencing on a daily basis around construction supplies, equipment, inclusive of debris outside the fenced Contractor work areas.
- F. Temporary gates shall always be locked unless a worker is in attendance to prevent unauthorized entry.

- A. General: Provide new materials. If acceptable to the Architect, the Contractor may use undamaged, previously used materials in serviceable condition. Provide materials suitable for use intended.

- B. Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 8 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top rails.

- C. Portable Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 8 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide [concrete] [galvanized-steel] bases for supporting posts.

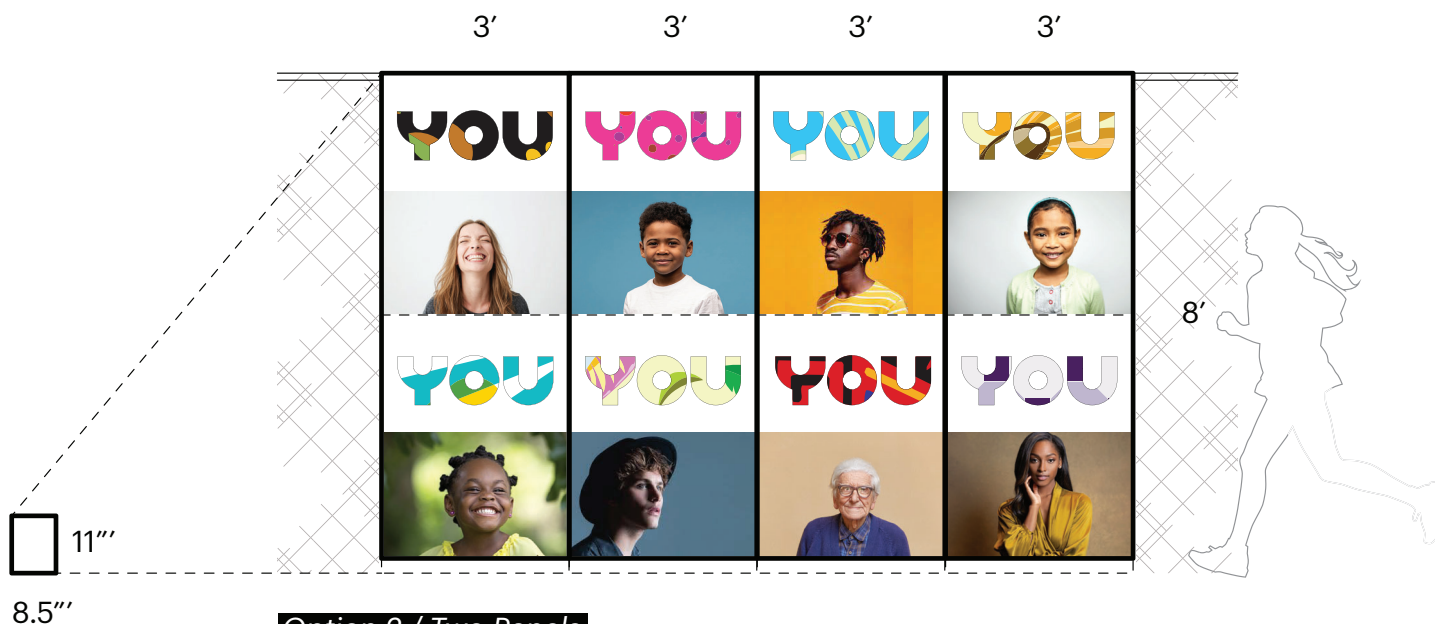
- D. Fencing Windscreen Privacy Screen: Polyester fabric scrim with grommets on all sides for attachment to chain-link fence, sized to height of fence, in color selected by Architect from manufacturer's standard colors.

- E. Lumber and Plywood: Enclosures or safety barriers and similar uses, provide minimum 5/8" thick exterior plywood.

THE YOU Community Fencing Art project:

The County and partners are currently discussing creative ways to use the proposed chain link fence around the project as a community engagement “gallery” wall (see sketch of the logo fence attached with a series of printed perforated vinyl images, as one of the current ideas that might encircle the site). The County is proposing a participatory Youth Art Project curated by local City of Poughkeepsie based non-profit Art organization. This installation would occur in phases beginning from the Demolition to the reconstruction of the YOU.

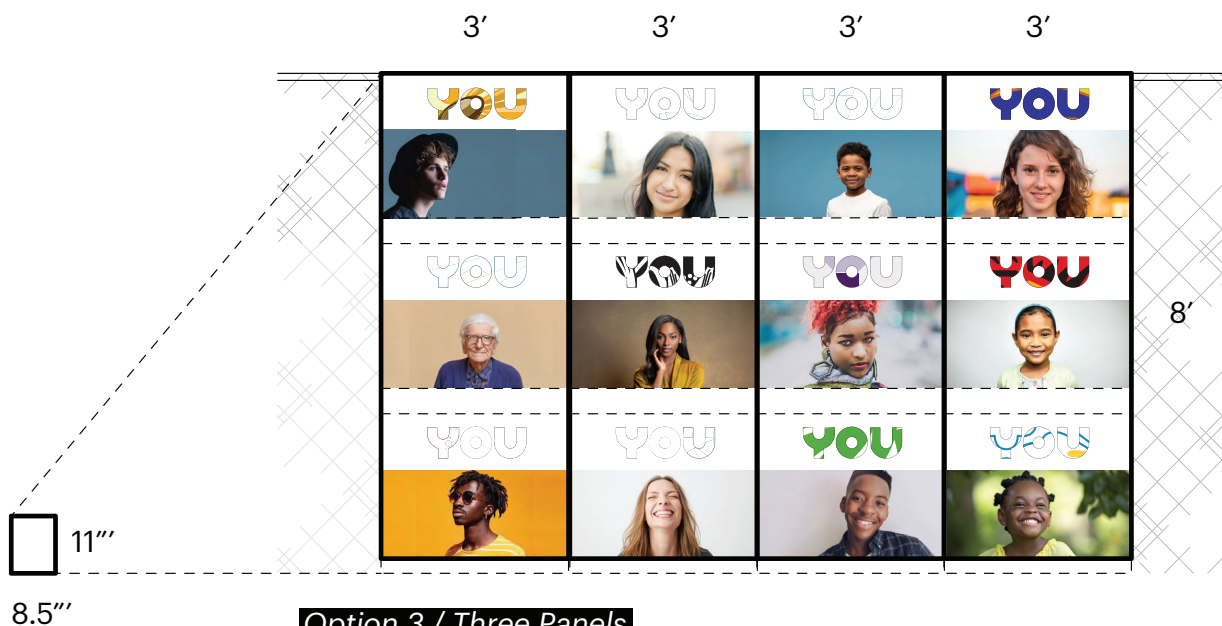
THE YOU / Fencing Panel Options



Option 2 / Two Panels

+ 2x 8.5" x 11" images scaled up to 3' x 8' perforated vinyl print - portrait orientation

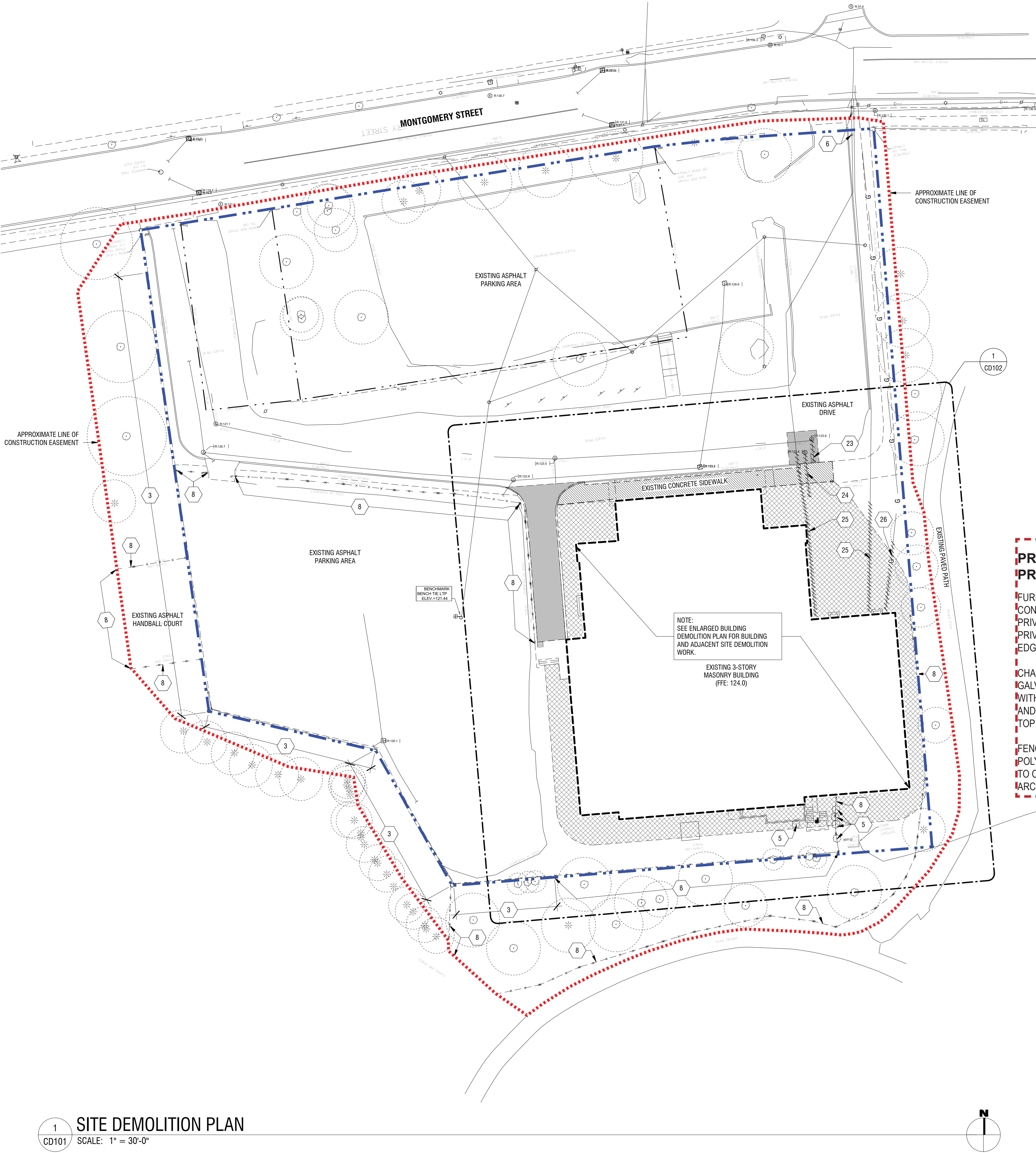
+ Approximately 1,106 panels along 1,660 LF fence



Option 3 / Three Panels

+ 3x 8.5" x 11" images scaled up to 3' x 8' perforated vinyl print - landscape orientation

+ Approximately 1,660 panels along 1,660 LF fence



1 SITE DEMOLITION PLAN
CD101 SCALE: 1" = 30'-0"

DEMOLITION AND ABATEMENT KEYNOTES:	
** ALL KEYNOTES MAY NOT APPLY TO CURRENT DRAWING	
1	BUILDING TO BE DEMOLISHED AND DISPOSED IN ACCORDANCE WITH NYSDEC ICR 56 - CONTROLLED DEMOLITION WITH ASBESTOS IN PLACE.
2	REMOVE AND DISPOSE OF EXISTING CONCRETE RETAINING WALL IN ITS ENTIRETY
3	EXISTING CONCRETE RETAINING WALL AND CHAINLINK FENCING TO REMAIN
4	REMOVE EXISTING BUILDING IN ITS ENTIRETY & LEGALLY DISPOSED OF OFF SITE. DISCONNECT ALL UTILITIES. REMOVAL INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: EXTERIOR MASONRY WALLS, EXTERIOR CANOPY, WINDOWS, DOORS, INTERIOR WALLS, CEILING, CONCRETE STAIRS, ELEVATOR, STEEL SUPPORT STRUCTURE, ROOFING SYSTEM, FLOORING INCLUDING CONCRETE FLOOR SLAB, FOUNDATION WALLS & FOOTINGS. REMOVE ALL ASSOCIATED STRUCTURES, SUCH AS LOADING DOCK, EXTERIOR STAIRS, AND RETAINING WALLS. REMOVE ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT, FIXTURES & ACCESSORIES INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, SWITCHES, OUTLETS, PHONE & DATA, MECH. UNITS, OFFICERS, DUCTWORK, PLUMBING PIPING, VENTS, ETC.
5	REMOVE AND DISPOSE OF EXISTING TREES.
6	EXISTING CAPPED WATER LINE AND VALVE. CONTRACTOR MAY CONNECT TO EXISTING WATER LINE, AND SHALL WATER AND REIMBURSE THE MUNICIPALITY FOR ALL USED WATER.
7	THE CONTRACTOR SHALL BE RESPONSIBLE TO DISCONNECT/CUT/CAP ALL UTILITIES EXTENDING THROUGH THE BUILDING TO FACILITATE DEMOLITION OF THE STRUCTURE.
8	REMOVE AND DISPOSE OF EXISTING CHAINLINK FENCING, POSTS, GATES, AND ALL ASSOCIATED HARDWARE.
9	REMOVE AND DISPOSE OF EXISTING GAS FURNACE
10	REMOVE AND DISPOSE OF EXISTING CONCRETE PAD AND UNDERLAYMENT IN ITS ENTIRETY
11	FULL DEPTH SAW CUT SOUTH OF CURB LINE. MAINTAIN EXISTING CURB LINE AND ASPHALT NORTH OF CURB. IF DISTURBED DURING DEMOLITION, REPLACE IN KIND.
12	REMOVE AND DISPOSE OF EXISTING CAST-IN-PLACE CONCRETE STAIR, RAILING AND UNDERLAYMENT IN ITS ENTIRETY
13	REMOVE AND DISPOSE OF EXISTING EXTERIOR CONCRETE STAIR, LANDINGS, RAILINGS, ASSOCIATED SUPPORTS AND FOOTINGS IN ITS ENTIRETY
14	REMOVE AND DISPOSE OF EXISTING CONCRETE STAIR, LOADING DOCK AND UNDERLAYMENT IN ITS ENTIRETY
15	REMOVE AND DISPOSE OF EXISTING METAL GRATE AT WINDOW WELL
16	REMOVE AND DISPOSE OF SECTION OF EXISTING CONCRETE SIDEWALK AND CURBING IN ITS ENTIRETY
17	REMOVE AND DISPOSE OF EXISTING CONCRETE WINDOW WELL IN ITS ENTIRETY
18	REMOVE AND SALVAGE EXISTING BUILDING CORNERSTONE. TURN OVER TO OWNER.
19	REMOVE AND DISPOSE OF EXISTING CANOPY IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO ROOF AND CEILING SYSTEM, STRUCTURAL STEEL COLUMNS, FRAMING AND ASSOCIATED FOOTINGS
20	REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING AND PROVIDE FULL DEPTH SAW CUT AROUND AREAS OF UTILITY REMOVAL.
21	REMOVE AND SALVAGE EXISTING WALL MOUNTED YMCA LETTER SIGNAGE AND TURN OVER TO OWNER.
22	REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING, UNDERLAYMENT AND ASSOCIATED CONCRETE CURBING IN ITS ENTIRETY
23	REMOVE AND DISPOSE OF UNDERGROUND SEWER LINE TO NEAREST MANHOLE. CUT AND CAP AT CONNECTION. GROUT PENETRATION AND CREATE WATER TIGHT SEAL AT EXISTING LINE.
24	REMOVE AND DISPOSE OF UNDERGROUND STORM LINE TO NEAREST CATCH BASIN. CUT AND CAP AT CONNECTION. GROUT PENETRATION AND CREATE WATER TIGHT SEAL AT EXISTING LINE.
25	REMOVE AND DISPOSE OF EXISTING UNDERGROUND WATER LINE BACK TO MIN. 5'-0" BEYOND EDGE LIMITS OF DEMOLITION. CUT AND CAP.
26	REMOVE AND DISPOSE OF EXISTING UNDERGROUND GAS LINE TO MIN. 5'-0" BEYOND EDGE LIMITS OF DEMOLITION. CUT AND CAP.
27	AREA OF SITE CLEARING AND GRUBBING AT THE PERIMETER OF BUILDING. COORDINATE WITH GRADING AND EROSION CONTROL PLAN.
28	FULL DEPTH SAW CUT

PROPOSED FENCING TO BE INSTALLED ALONG PROPOSED EASEMENT:

FURNISH AND INSTALL 8'-0" HIGH GALVANIZED CHAIN LINK FENCING WITH CONCRETE FOOTERS AROUND PERIMETER OF SITE. PROVIDE FULL HEIGHT PRIVACY SCREEN (HDPE FABRIC) WITH GROMMETS AT 24" O.C. ON ALL SIDES. PRIVACY SCREEN TO BE ON FULL PERIMETER OF FENCING EXCEPT ON NORTH EDGE ALONG MONTGOMERY STREET SIDEWALK.

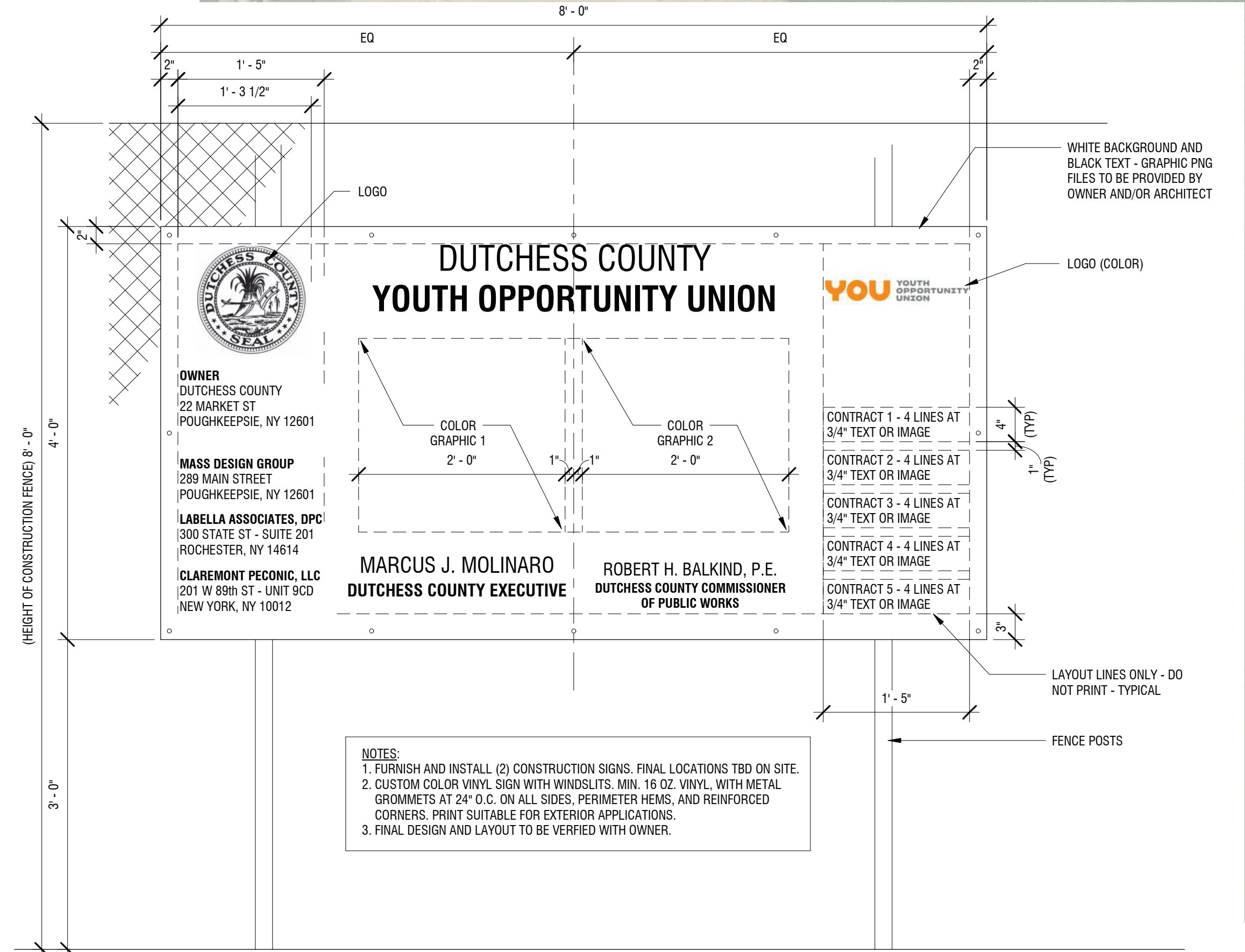
CHAIN-LINK FENCING : MINIMUM 2- INCH (50-MM), 0.148-INCH- (3.8MM) THICK, GALVANIZED- STEEL, CHAIN- LINK FABRIC FENCING; MINIMUM 8 FEET (2.4 M) HIGH WITH GALVANIZED-STEEL PIPE POST; MINIMUM 2-3/8-INCH - (60 MM) OD LINE POST AND 2 7/8-INCH (73 MM) OD CORNER AND PULL POST, WITH 1 5/8-INCH - (42 MM) OD TOP RAILS.

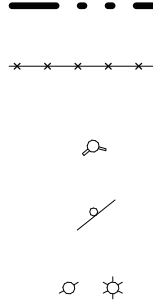
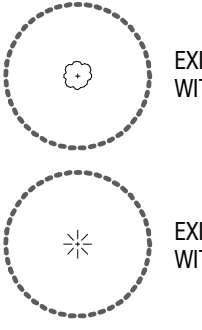
FENCING WINDSCREEN PRIVACY SCREEN:

POLYESTER FABRIC SCRIM WITH GROMMETS ON ALL SIDES FOR ATTACHMENT TO CHAIN-LINK FENCE, SIZED TO HEIGHT OF FENCE, IN COLOR SELECTED BY ARCHITECT FROM MANUFACTURER'S SATANDARD COLORS

GENERAL NOTES:	
A.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE ASBESTOS CONTAINMENT MATERIAL REMOVALS AS DEFINED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL MEANS, METHODS, COORDINATION, SUPERVISION, MANAGEMENT, AND SCHEDULING TO COMPLETE THE WORK. ADDITIONALLY, THE CONTRACTOR SHALL MAKE ALL EFFORTS TO COOPERATE AND COORDINATE WITH THE OTHER PROJECT CONTRACTORS. THE CONTRACTOR SHALL COORDINATE ALL BUILDING/ELECTRICAL/UTILITY SHUTDOWNS WITH THE OWNER.
B.	THE CONTRACTOR SHALL HOLD A CURRENT LICENSE IN THE STATE OF NEW YORK FOR ASBESTOS REMOVAL AND SHALL EMPLOY NYS DEPARTMENT OF LABOR CERTIFIED EMPLOYEES. SUFFICIENT STAFF SHALL BE PROVIDED TO COMPLETE THE ASBESTOS REMOVALS WITHIN THE SCHEDULED CONSTRUCTION PERIODS.
C.	ALL ASBESTOS ABATEMENT WORK TO BE DONE UNDER THIS CONTRACT SHALL BE IN COMPLIANCE WITH PART 56 OF TITLE 12 OF THE OFFICIAL COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK (CITED AS 12 NYCRR PART 56) AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. WORK SHALL ALSO COMPLY WITH ALL REQUIREMENTS WITHIN THE PROJECT MANUAL. IN LIEU OF COMPLIANCE WITH THE ABOVE REFERENCED REGULATIONS, THE CONTRACTOR MAY APPLY FOR A SITE SPECIFIC VARIANCE TO UTILIZE A SITE SPECIFIC VARIANCE. THE CONTRACTOR SHALL MEET ALL CONDITIONS OF THE VARIANCE, AS STATED BY THE NEW YORK DEPARTMENT OF LABOR (NYSDEC). ALL COSTS ASSOCIATED WITH THE APPLICATION FOR A SITE SPECIFIC VARIANCE SHALL BE BORNE BY THE CONTRACTOR. ALL PROPOSED SITE SPECIFIC VARIANCES SHALL BE REVIEWED AND APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO SUBMITTAL TO NYSDEC.
D.	CONTRACTORS SHALL COORDINATE PROPOSED DECONTAMINATION UNIT LOCATIONS, STAGING AREAS, AND WORK SITE ACCESS WITH BUILDING OWNER AND/OR THEIR REPRESENTATIVE.
GENERAL DEMOLITION AND ASBESTOS REMOVAL NOTES:	
1.	THE CONTRACTOR SHALL PREPARE AND SUBMIT A BUILDING DEMOLITION PLAN IN ACCORDANCE WITH THE SPECIFICATIONS. THE PLAN SHALL INCLUDE METHODS FOR WORK AREA ISOLATION, PUBLIC SAFETY, DUST CONTROL, WASTE TRANSPORT ROUTES, RECYCLABLE MATERIAL HOLDING AREAS, AND A LIST OF EQUIPMENT TO BE USED ON SITE.
2.	THE CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION CONFERENCE ON SITE WITH ALL UTILITY OWNERS. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION AND TERMINATION OF ALL UTILITIES IN A MANNER CONFORMING TO ALL RECOGNIZED CODES AND AS APPROVED BY THE UTILITY OWNERS. DISCONNECTIONS AND TERMINATIONS SHALL BE PERFORMED BY THE CONTRACTOR OR UTILITY OWNERS, AS REQUIRED, AND ALL ASSOCIATED COSTS SHALL BE INCLUDED IN THE BASE BID.
3.	THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - PRIOR TO DISGSG CALL DISGSG NEW YORK (1-800-962-7962) TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.
4.	THE CONTRACTOR SHALL TAKE TITLE TO ANY AND ALL SALVAGEABLE AND/OR SCRAP MATERIAL, UNLESS DESIGNATED BY THE OWNER. ALL WASTE DEBRIS GENERATED DURING THE PROJECT SHALL BE APPROPRIATELY DISPOSED OF BY THE CONTRACTOR.
5.	BUILDING DEMOLITION AND DISPOSAL SHALL BE IN ACCORDANCE WITH THE PROCEDURES IDENTIFIED IN THE PROJECT MANUAL AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
6.	EXCAVATION BACKFILL, COMPACTION, GRADING, TOPSOIL, AND SEEDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MAINTAIN AND WATER AS REQUIRED UNTIL AREA IS ESTABLISHED.
7.	CONTRACTOR SHALL PROTECT ALL ADJACENT INFRASTRUCTURE DURING DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ANY DAMAGES TO THE REMAINING ADJACENT COMPONENTS OR SYSTEMS THAT ARE CONSEQUENTLY DAMAGED AS A RESULT OF THE CONTRACTOR'S WORK.
8.	THE CONTRACTOR MAY USE MUNICIPAL WATER FROM EXISTING WATER LINE AT NORTH-EAST CORNER OF PROPERTY, HOWEVER, WATER SHALL BE METERED AND THE CONTRACTOR SHALL PAY ANY ASSOCIATED FEES OR USAGE RATE DETERMINED BY THE MUNICIPALITY.
9.	THE CONTRACTOR TO LIMIT TREE/SHRUB REMOVAL DURING DEMOLITION TO AN AREA AROUND THE PERIMETER OF THE BUILDING AS INDICATED ON THE DRAWINGS AS NECESSARY TO ACCOMPLISH THE WORK. ANY TREE/SHRUB REMOVAL BEYOND WHAT IS INDICATED IN DRAWINGS TO BE COORDINATED WITH OWNER.
10.	UTILITY LOCATIONS ARE ESTIMATED BASED ON FIELD OBSERVATIONS. CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BIDDING.
11.	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 9 NYCRR, THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, PART 608 - SAFETY DURING DEMOLITION AND FOLLOWING CODE REFERENCE STANDARDS: RS 1-1-NISC/ANSI — A10.4; RS 1-2-NFPA 241; RS 3-3-5-12NYCRR, PART 23; RS 35-4-CFR/OSHA 29 CFR PART 1926 AND NYCRR PART 56.
NOTE: ALL CONTROLLED DEMOLITION AREAS SHALL BE CONDUCTED IN ACCORDANCE WITH NEW YORK STATE INDUSTRIAL CODE RULE 56 - SECTION 56-11.5 - CONTROLLED DEMOLITION WITH ASBESTOS IN PLACE. THE AFFECTED BUILDING IN THIS PROJECT HAS BEEN DETERMINED STRUCTURALLY UNSAFE, SEE DETERMINATION LETTER IN THE CONTRACT DOCUMENTS.	
CONTROLLED DEMOLITION PHASING:	
1.	INSTALLATION OF FENCE GATES AS DESIGNATED TO PROVIDE ACCESS TO DEMOLITION LOADING AREAS.
2.	CONTRACTOR EQUIPMENT MOBILIZATION AND REMOTE DECONTAMINATION UNIT COMPLETION.
3.	INSTALLATION OF ANY GRAVEL FILL REQUIRED FOR TRUCK/DUMPSRTER LOADING/TRANSPORTATION DURING THE PROJECT. ANY AREAS OF GRAVEL FILL SHALL BE REMOVED FOLLOWING THE WORK, COVERED WITH TOPSOIL AND SEEDING AT PROJECT COMPLETION.
4.	ANY MECHANICAL, ELECTRICAL, UTILITY DISCONNECTS REQUIRED FOR DEMOLITION.
5.	CONTROLLED DEMOLITION OF THE AFFECTED SITE BUILDING IN ACCORDANCE WITH NYS ICR 56 AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
6.	THE CONTRACTOR SHALL DEMOLISH BUILDING AND BELOW GRADE CONSTRUCTION COMPLETELY.
7.	ALL WASTEWATER SHALL BE CONFINED WITHIN THE CONTROLLED DEMOLITION WORK AREA AND COLLECTED AND DISPOSED OF IN ACCORDANCE WITH NYS ICR 56, SECTION 56-11.5, AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.
8.	THE EXCAVATIONS SHALL BE BACKFILLED TO GRADE LEVELS INDICATED IN THE DRAWINGS.
9.	FOLLOWING BACKFILL, THE ENTIRE AFFECTED SITE SHALL BE COVERED WITH TOPSOIL, AND SEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
10.	CONTRACTOR SHALL NOT DISTURB GREATER THAN ONE ACRE OF SOIL WITHOUT OBTAINING A SPDES PERMIT. CONTRACTOR SHALL PLACE EROSION AND SEDIMENT CONTROL DEVICES (SILT FENCE, FIBER ROLL, OR OTHER EQUALLY PROTECTIVE PRACTICE) AS NEEDED DOWN GRADIENT OF DISTURBED AREAS TO PREVENT WATER QUALITY VIOLATIONS OR SEDIMENT LOSS. CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITHIN (7) CALENDAR DAYS.
EXISTING SITE LEGEND	
— — — — — PROPERTY LINE — — — — — EXISTING CHAINLINK FENCING ⊕ EXISTING FIRE HYDRANT ⚡ EXISTING SIGNAGE ⚡ EXISTING UTILITY/LIGHT POLE	⊙ EXISTING DECIDUOUS TREE WITH APPROX. CANOPY SIZE ⊙ EXISTING CONIFEROUS TREE WITH APPROX. CANOPY SIZE
DEMOLITION LEGEND	
REMOVE EXISTING UTILITY - COORDINATE WITH KEYNOTES ▨ AREA OF CONCRETE SIDEWALK REMOVAL ▨ AREA OF SITE CLEARING AND GRUBBING ▨ AREA OF ASPHALT PAVEMENT REMOVAL ▨ BUILDING FOOTPRINT — — — — — CONSTRUCTION EASEMENT	

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WSDG		
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STAMP + SIGNATURE		
KEY PLAN		



GENERAL SITE AND LOGISTICS NOTES:	
1.	1. SITE ACCESS FOR CONSTRUCTION VEHICLES TO PRIMARILY BE THROUGH NORTH WEST ENTRY GATE.
2.	2. CONTRACTOR RESPONSIBLE FOR THEIR OWN TEMPORARY POWER AND LIGHTING TO SITE AS REQUIRED FOR CONSTRUCTION ACTIVITIES.
3.	3. COORDINATE WITH OWNER FOR WORK DONE CONCURRENTLY UNDER SEPARATE CONTRACTS, INCLUDING ON SITE GEOTECHNICAL BORINGS AND TEST PITS. SOME BORING LOCATIONS TO BE COMPLETED POST-DEMOLITION OF BUILDING, WITH FOOTPRINT, PRIOR TO GRADING.
4.	4. CONTRACTOR TO PROVIDE POWER FOR INDEPENDENT THIRD PARTY AIR MONITORING STATIONS. ASSUME POWER SOURCE FOR (10) LOCATIONS TO BE LOCATED ACROSS ENTIRE SITE, THROUGHOUT DURATION OF DEMOLITION. COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH OWNER.
5.	5. STOCKPILING OF DEMOLITION ASBESTOS CONTAMINATED WASTE TO BE IN ACCORDANCE WITH NEW YORK STATE INDUSTRIAL CODE RULE 56-11.5 - CONTROLLED DEMOLITION AND ASBESTOS IN PLACE.
EXISTING SITE LEGEND	
	PROPERTY LINE EXISTING CHAINLINK FENCING EXISTING FIRE HYDRANT EXISTING SIGNAGE EXISTING UTILITY/LIGHT POLE
	EXISTING DECIDUOUS TREE WITH APPROX. CANOPY SIZE EXISTING CONIFEROUS TREE WITH APPROX. CANOPY SIZE
SITE LOGISTICS KEYNOTES	
1	1. CONTRACTOR STAGING AREA - EQUIPMENT / MATERIAL / DUMPSTER LAY-DOWN AREA
2	2. BUILDING TO BE DEMOLISHED AND DISPOSED OF IN ACCORDANCE WITH NYSDOLR 56 - CONTROLLED DEMOLITION. REFER TO DEMOLITION DRAWINGS.
3	3. APPROXIMATE AREA OF SITE DEMOLITION AROUND BUILDING FOOTPRINT. REFER TO DEMOLITION DRAWINGS.
4	4. FURNISH AND INSTALL 8'-0" HIGH GALVANIZED CHAIN LINK FENCING WITH CONCRETE FOOTERS ALONG PERIMETER OF SITE. PROVIDE FULL HEIGHT PRIVACY SCREEN (WOPE FABRIC) WITH GROMMETS AT 24" O.C. ON ALL SIDES. PRIVACY SCREEN TO BE ON FULL PERIMETER OF FENCING EXCEPT ON NORTH EDGE ALONG MONTGOMERY STREET
5	5. ACCESS GATE - DOUBLE LEAF 30'-0" WIDE WITH LOCK. PROVIDE HEAVY DUTY, SPRING LOADED GATE WHEELS.
6	6. PROTECT EXISTING TREE. CONTRACTOR TO RETAIN ARBORIST TO REVIEW AND MONITOR EXISTING TREES INDICATED TO BE PROTECTED.
7	7. VEHICLE ACCESS ROUTE. MAINTAIN MIN. 20'-0" WIDTH.
8	8. AREA OF THE WASH STATION
9	9. FURNISH AND INSTALL CONSTRUCTION SIGN.
10	10. ACCESS GATE - DOUBLE LEAF 30'-0" WIDE WITH LOCK. PROVIDE HEAVY DUTY, SPRING LOADED GATE WHEELS.
11	11. CONTRACTOR STAGING AREA WITH OPTIONAL TRAILER
12	12. APPROX. LOCATION OF TEST PIT BY OWNER (N.C.). COORDINATE WITH OWNER FOR WORK DONE CONCURRENTLY UNDER SEPARATE CONTRACT.
13	13. ACCESS GATE - SINGLE LEAF 5'-0" WIDE WITH LOCK.

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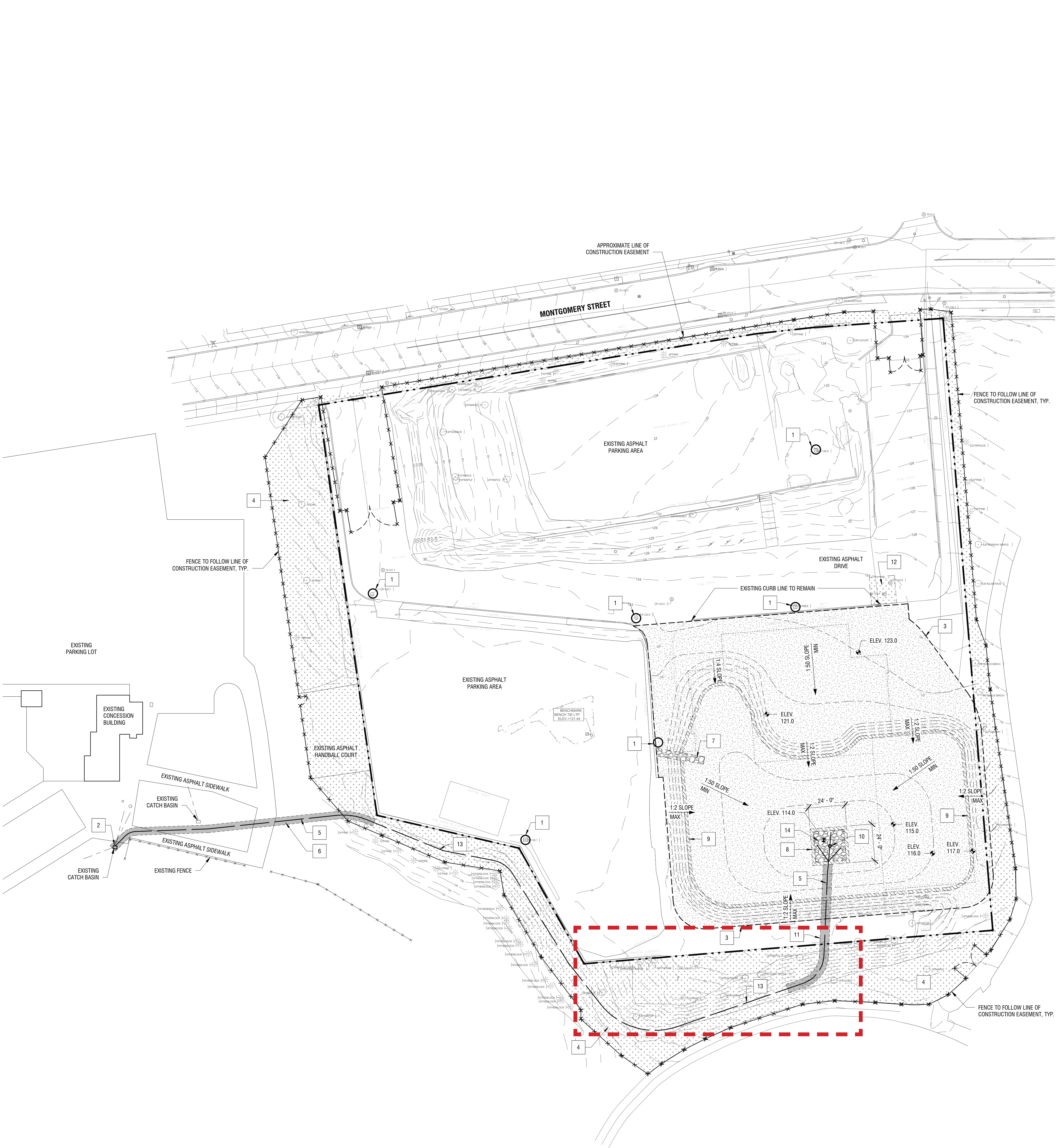
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1 OVERALL GRADING AND EROSION CONTROL PLAN
C101 SCALE: 1" = 30'-0"

TOPSOIL AND VEGETATIVE COVER NOTES:		MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:																																																																			
TOPSOIL SPECIFICATIONS: 1. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS. SITE PREPARATION: 1. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED. 2. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%. 3. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER. TOPSOIL MATERIALS: 1. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA: A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL, AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL. B. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°. C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE. D. CONTAINING THE FOLLOWING WASHED GRADATIONS: <table><tr><th>SIEVE DESIGNATION</th><th>% PASSING</th></tr><tr><td>1"</td><td>100</td></tr><tr><td>1/4"</td><td>97-100</td></tr><tr><td>NO 200</td><td>20-60</td></tr></table> APPLICATION AND GRADING: 1. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER. 2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT. VEGETATIVE COVER SPECIFICATIONS: TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION): SITE PREPARATION (SAME AS PERMANENT VEGETATIVE COVER) 2. SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) <table><tr><th>AMOUNT BY:</th><th>MINIMUM %</th></tr><tr><td>WEIGHT</td><td>SPECIES OR VARIETY</td><td>PURITY</td><td>GERMINATION</td></tr><tr><td>100%</td><td>ANNUAL RYEGRASS</td><td>98%</td><td>90%</td></tr></table> 3. SEEDING (SAME AS PERMANENT VEGETATIVE COVER) PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION): 1. SITE PREPARATION A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED. B. PREPARE SEEDED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES. C. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE. D. LIME TO PH OF 6.5. E. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF. F. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL. G. SMOOTH AND FIRM THE SEEDED. H. SEED MIXTURE FOR USE ON LAWN AREAS. I. PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF) SUN AND PARTIAL SHADE: <table><tr><th>AMOUNT BY:</th><th>MINIMUM %</th></tr><tr><td>WEIGHT</td><td>SPECIES OR VARIETY</td><td>PURITY</td><td>GERMINATION</td></tr><tr><td>50%</td><td>KENTUCKY BLUE GRASS*</td><td>95%</td><td>80%</td></tr><tr><td>20%</td><td>PERENNIAL RYE</td><td>98%</td><td>90%</td></tr><tr><td>30%</td><td>CREeping RED FESCUE</td><td>97%</td><td>85%</td></tr><tr><td>100%</td><td></td><td></td><td></td></tr></table> *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS. SHADE: <table><tr><th>AMOUNT BY:</th><th>MINIMUM %</th></tr><tr><td>WEIGHT</td><td>SPECIES OR VARIETY</td><td>PURITY</td><td>GERMINATION</td></tr><tr><td>25%</td><td>KENTUCKY BLUE GRASS**</td><td>95%</td><td>80%</td></tr><tr><td>20%</td><td>PERENNIAL RYE</td><td>98%</td><td>90%</td></tr><tr><td>35%</td><td>CREeping RED FESCUE</td><td>97%</td><td>85%</td></tr><tr><td>20%</td><td>CREWINGS RED FESCUE</td><td>97%</td><td>85%</td></tr><tr><td>100%</td><td></td><td></td><td></td></tr></table> **SHADE TOLERANT VARIETY 3. SEEDING A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED. B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS: i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE. ii. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE. C. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL. D. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. E. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.		SIEVE DESIGNATION	% PASSING	1"	100	1/4"	97-100	NO 200	20-60	AMOUNT BY:	MINIMUM %	WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION	100%	ANNUAL RYEGRASS	98%	90%	AMOUNT BY:	MINIMUM %	WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION	50%	KENTUCKY BLUE GRASS*	95%	80%	20%	PERENNIAL RYE	98%	90%	30%	CREeping RED FESCUE	97%	85%	100%				AMOUNT BY:	MINIMUM %	WEIGHT	SPECIES OR VARIETY	PURITY	GERMINATION	25%	KENTUCKY BLUE GRASS**	95%	80%	20%	PERENNIAL RYE	98%	90%	35%	CREeping RED FESCUE	97%	85%	20%	CREWINGS RED FESCUE	97%	85%	100%				PERMANENT AND TEMPORARY VEGETATION: INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE. STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF-SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE. SILT FENCE: INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY. SOIL STOCKPILE: INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED. DUST CONTROL: SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS. EROSION CONTROL BLANKET: INSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED. SEDIMENT TRAP: INSPECT ALL SEDIMENT TRAPS EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPAIRS SHALL BE MADE AS NEEDED. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH OF THE TRAP. STORM DRAIN INLET PROTECTION: INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT FROM THE POOL AREA AS NECESSARY. DEWATERING PITS: (IF DISCHARGED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS NEEDED. SNOW AND ICE CONTROL: PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE CONTROL.	
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20%	CREWINGS RED FESCUE	97%	85%																																																																		
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EXISTING SITE LEGEND --- -- PROPERTY LINE --- -- EXISTING CHAINLINK FENCING --- -- EXISTING FIRE HYDRANT --- -- EXISTING SIGNAGE --- -- EXISTING UTILITY/LIGHT POLE --- -- EXISTING DECIDUOUS TREE WITH APPROX. CANOPY SIZE --- -- EXISTING CONIFEROUS TREE WITH APPROX. CANOPY SIZE GRADING AND EROSION CONTROL LEGEND --- -- AREA OF REGRADING AND STABILIZATION --- -- AREA TO MAINTAIN AND RESTORE --- -- AREA OF DRAIN PIPE TRENCH AND BACKFILL GRADING AND EROSION CONTROL KEYNOTES 1. FURNISH, INSTALL, AND MAINTAIN FILTER SOCK INLET PROTECTION, TYPICAL AT STORM GRATES. 2. CONNECT INTO EXISTING CATCH BASIN. INTENT IS FOR CORE PENETRATION TO BE ABOVE EXISTING PIPES. APPROX. INVERT + 99.25. CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND PIPING PRIOR TO CONNECTION. INSTALL/REPAIR EXISTING DRAINAGE STRUCTURE FOLLOWING TEMPORARY PIPE CONNECTION. 3. OUTLINE OF APPROXIMATE AREA OF REGRADING AND STABILIZATION. PROVIDE BIODEGRADABLE MAT, 4" MINIMUM TOPSOIL, AND SEED OVER ENTIRE AREA. 4. MAINTAIN AND RESTORE AREA BETWEEN PROPERTY LINE AND CONSTRUCTION EASEMENT AROUND PERIMETER OF SITE. RESTORE LAWNS AND OTHER EXTERIOR SURFACES DAMAGED DURING PERFORMANCE OF THE WORK. 5. 6" CORRUGATED SOLID DRAIN PIPE. MINIMUM 2% SLOPE TO DRAIN. TERMINATE TO EXISTING CATCH BASIN. 6. PORTION OF DRAIN PIPE TO BE TRENCHED. RESTORE AREA OF ASPHALT, LAWNS AND OTHER EXTERIOR SURFACES AT DRAIN PIPE TRENCH INFILL. 7. AREA OF FILTER FABRIC (MIRAF1 1600) WITH A MINIMUM 8" LAYER OF RIPRAP (D50 = 4"). 8. BIODEGRADABLE WATTLE (12" DIA.) AROUND PERIMETER OF RIPRAP. 9. BIODEGRADABLE WATTLE (6" DIA.) ALONG ENTIRE BASE OF SLOPE. 10. BUILDING EXCAVATION DEWATERING DEVICE WITH 6" PERFORATED RISER DRAIN. 11. PORTION OF DRAIN PIPE TO BE TRENCHED. RESTORE AREA OF LAWN AND OTHER EXTERIOR SURFACES AT DRAIN PIPE INFILL. 12. RESTORE AREA OF ASPHALT AT AREA OF UTILITY REMOVAL. 13. PORTION OF DRAIN PIPE TO BE ABOVE GRADE AND SECURELY FASTENED TO GROUND WITH U-SHAPED REBAR ANCHORS AT 8'-0" MAX SPACING. SCRAPE SURFACE TO MAINTAIN MINIMUM 2% SLOPE. APPROX. 6"-12" DEPTH. 14. AREA OF FILTER FABRIC (MIRAF1 1600) WITH A MINIMUM 12" LAYER OF RIPRAP (D50 = 4"). COORDINATE WITH DEWATERING DEVICE DETAIL.																																																																					

REVISIONS		
No.	Description	Date

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LIGHTING DESIGN

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ACOUSTICS AND AV DESIGN

WSDG

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STAMP + SIGNATURE

KEY PLAN

11
C102

BUILDING EXCAVATION DEWATERING DEVICE DETAIL

NOT TO SCALE

6
C102

FIBER LOG / WATTLE DETAIL

NOT TO SCALE

3
C102

TREE PROTECTION

NOT TO SCALE

STAPLES, INSTALLED AS PER AND PROVIDED BY THE EROSION CONTROL PRODUCT MANUFACTURERS.

ITEMS 610.0203 AND 613.02 ADD SEED AND TOP SOIL IF SLOPE IS BROUGHT TO FINISH GRADE

1 FT

ITEM 209-190301--ROLLED EROSION CONTROL PRODUCT CLASS II, TYPE C, INTERMEDIATE

ITEM 209-2012 OB, FIBER LOG

EMBED EDGE OF ROLLED EROSION CONTROL PRODUCT(RECP) AT TOP OF SLOPE AT LEAST 3 IN TO PREVENT WATER FLOW UNDER THE RECP.

REMOVE SEDIMENT BUILD UP WHEN IT REACHES HALF OF THE MEASURE HEIGHT.

1" PERFORATIONS

MIN. 6" DIAMETER CAP

10' MIN.

12" MIN. LAYER NYS DOT #2 STONE

12" MIN. LAYER NYS DOT #2 STONE

OUTFLOW

6" DIA. SOLID PVC PIPE

PERFORATIONS OR SLITS MUST NOT BE MADE ANY LOWER THAN 6" ABOVE TOP OF HORIZONTAL OUTFALL BARREL.

WELDED OR GROMMETED JOINT (WITH ADAPTER IF NECESSARY)

EXCAVATION EMBANKMENT

1" FILTER CLOTH OVER WIRE MESH

NYS DOT #2 STONE CORE CONTINUOUS BAND

6 IN (MIN)

6 IN (MAX)

STAKE AT 3 FT O.C. (MAX)

TURN UP ENDS OF FIBER LOGS SLIGHTLY TO IMPOUND RUNOFF

6 IN (MIN)

6 IN (MAX)

FIBER LOGS OVERLAP A MIN OF 6 IN. BUTT JOINTS ARE NOT PERMITTED.

CONTOURS (TYP)

1. THE PRIMARY PURPOSE OF A FIBER LOG DIKE IS TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENT. VELOCITY IS REDUCED, WATER IS IMPOUNDED BEHIND THE MEASURE, AND SEDIMENT FALLS OUT OF SUSPENSION.

2. FIBER LOG DIKES CAN BE USED IN SENSITIVE AREAS WHERE CONTROL OF WEEDS AND INVASIVE PLANT SPECIES IS DESIRED.

3. FIBER LOG DIKE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). THEY MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM. THE ENDS SHALL CURVE UP SLIGHTLY TO IMPOUND RUNOFF.

4. FIBER LOGS SHALL NOT BE USED IN OR ACROSS A FLOWING NATURAL CHANNEL.

5. FIBER LOGS ARE NOT TO BE INSTALLED SO THAT RUNOFF WILL FLOW ALONG THE FIBER LOG IN A CONCENTRATED MANNER.

FIBER LOG GENERAL NOTES:

1. FIBER LOG DIKE SHALL BE PLACED A MINIMUM OF 2 FT FROM THE TOE OF SLOPE (5 FT PREFERRED), TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND TO FACILITATE MAINTENANCE OF THE SEDIMENT CONTAINMENT AREA.

2. POSTS MAY BE 1.5 IN X 1.5 IN (MIN) HARDWOOD, OR 1.5 IN X 3.5 IN (MIN) SOFTWOOD. SPACING SHALL BE 3 FT (MAX) BETWEEN STAKES.

3. THE CONTRACTOR SHALL INSPECT MEASURES EVERY SEVEN CALENDAR DAYS AND/OR AFTER EACH RAINFALL EVENT. MEASURES SHALL BE CLEANED AND REPAIRED AS REQUIRED.

4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.

5. MAXIMUM DRAINAGE AREA TRIBUTARY TO 100 FT OF FIBER LOG SHALL BE 0.5 AC.

6. THE FOLLOWING ARE MAXIMUM SLOPE LENGTHS TO FIBER LOG MEASURES:

SLOPE	S'(F)
1:2	10
1:2 - 1:4	15
1:4	20

6" TREE DIAMETER (DBH)

LESS THAN 10"

10" - 14"

15" - 19"

20" OR MORE

DISTANCE OF FENCING FROM FACE OF TREE TRUNK (SEE NOTE 4)

6'

10'

12'

15'

ORANGE CONSTRUCTION SAFETY FENCE

FENCE SHALL BE LOCATED TO PROTECT TREE CANOPY

4'-0"

NOTES:

1. ALL TREES DESIGNATED FOR PROTECTION ON THE EXISTING SITE(DEMOLITION PLANS) SHALL RECEIVE THIS TREATMENT.

2. DO NOT LEAVE CONSTRUCTION EQUIPMENT RUNNING (IDLING) UNDER TREE CANOPY.

3. MAINTAIN 1' FENCE CLEARANCE TO OUTSIDE CURB FACE AND 6" TO 12" FENCE CLEARANCE TO SIDEWALK.

4. MINIMUM DISTANCE (SEE TABLE) OR GREATER AS REQUIRED TO PROTECT TREE CANOPY.

5. DO NOT STORE MATERIALS WITHIN 10' RADIALLY FROM TREE.

2
C102

TEMPORARY SOIL STOCKPILE

NOT TO SCALE

8
C102

STANDARD DUTY PAVEMENT JOINT

NOT TO SCALE

5
C102

STANDARD DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.

2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.

3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.

MIN. SLOPE

SILT FENCE

MIN. SLOPE

2

1 SLOPE OR LESS

FINAL SAW CUT: MATCH EXISTING PAVEMENT. CAP SEAM WITH BITUMINOUS SEALER. (SEE NOTE 2) SEE NOTE 2

18"

EXISTING PAVEMENT

EXISTING SUBBASE

INITIAL FULL DEPTH SAW CUT

SEE NOTE 2

TOP COURSE

BINDER COURSE

SUBBASE COURSE

1 1/2" ASPHALT CONCRETE TOP COURSE

2 1/2" ASPHALT CONCRETE BINDER COURSE

9" STONE SUBBASE COURSE

BEVEL EDGE 6"

FINISH GRADE

RESTORE LAWN DISTURBED BY CONSTRUCTION AND PROVIDE NEW 6" MINIMUM DEPTH MECHANICALLY SCREENED TOPSOIL. EXTEND BASE COURSE AT FREE EDGE

COMPACTED SUBGRADE

GEOTEXTILE STABILIZATION FABRIC (SEE ASPHALT PAVEMENT DETAILS)

WELL COMPACTED SUBGRADE

NOTES:

1. VERTICALLY SAW CUT ALL ASPHALT FULL DEPTH.

2. BLOW CLEAN AND APPLY TACK COAT 0.050 GAL/SY AT ALL ASPHALT TO ASPHALT SURFACES.

3. REFER TO STANDARD DUTY PAVEMENT SECTION DETAIL FOR COURSE THICKNESS.

1. PROVIDE ADDITIONAL SUBBASE MATERIAL WHERE FILL IS REQUIRED TO OBTAIN PROPER SUBGRADE ELEVATION, OR TO REPLACE UNSUITABLE SUBGRADE MATERIAL.

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

SIEVE DESIGNATION	% PASSING
4"	100%
NO. 40	0-70%
NO. 200	0-10%

IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR.

3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE, DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS & SLAB.

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

9
C102

EROSION CONTROL BLANKET INSTALLATION DETAIL

NOT TO SCALE

7
C102

CONCRETE WASH OUT AREA

NOT TO SCALE

4
C102

STABILIZED CONSTRUCTION ACCESS DETAIL

NOT TO SCALE

1. PREPARE THE TOPSOIL (SEEDBED) FIRST BY RAKING, SHAPING, FINE GRADING, COMPACTING, SEEDING & FERTILIZING THE SLOPES.

2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE.

3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL.

4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OVERLAP.

TOP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"0 x 6"0 TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH.

END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH.

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.

2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.

3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.

4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G. RIPPED OR PUNCTURED). EMPTY OR REFILL WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINFALLS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

SECTION B-B

CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

PLAN

10' TYP.

10' TYP.

10' TYP.

STAKE (TYP.)

8

8

2"

1/2" DIA. STEEL WIRE

STAPLE DETAIL

STAPLES (2 PER BALE)

IMPERMEABLE SHEETING

STRAW BALE (TYP.)

BINDING WIRE

WOOD OR METAL STAKES (2 PER BALE)

CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. STONE SIZE -- USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. THICKNESS -- NOT LESS THAN SIX (6) INCHES.

3. WIDTH -- TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE.

4. LENGTH -- NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).

5. GEOTEXTILE -- WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

6. SURFACE WATER -- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE -- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

8. WASHING -- WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1. PIPE TYPE & SIZE VARIES. SEE PLAN.

NOTES:

1. PIPE BEDDING & PIPE ZONE BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

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3/4"	100%
NO. 40	0-70%
NO. 200	0-10%

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4"	100%
NO. 40	0-70%
NO. 200	0-10%

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4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS.

5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER FORCE MAINS ONLY.

35 MONTGOMERY ST
POUGHKEEPSIE NY 12601

3

THE YOU:
YOUTH OPPORTUNITY UNION

4

CONSTRUCTION
DETAILS

5

LA BELLA
POWERED BY PARTNERSHIP

6

MASS.

7

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HIGHLAND NY 12528

8

DOMINGO GONZALEZ
ASSOCIATES

9

333 WESTCHESTER AVENUE
WHITE PLAINS NY 10604

10

AQUATECTONIC - LOTHROP

11

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12

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MASS DESIGN GROUP

25

NOTES

26

REVISIONS

27

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28

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29

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LANDSCAPE ARCHITECT

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300 STATE STREET, SUITE 201
ROCHESTER NY 14614

ARCHITECT OF RECORD

POUGHKEEPSIE NY 12601

DESIGN ARCHITECT

289 MAIN STREET
SUITE 101
POUGHKEEPSIE NY 12601

MASS DESIGN GROUP

NOTES

REVISIONS

DATE

DESCRIPTION

NO.

MASS.

LaBella
Powered by partnership.

THE YOU:
YOUTH OPPORTUNITY UNION

35 MONTGOMERY ST
POUGHKEEPSIE NY 12601

CONSTRUCTION
DETAILS

LA BELLA
POWERED BY PARTNERSHIP

262 MARTIN AVE
HIGHLAND NY 12528

DOMINGO GONZALEZ
ASSOCIATES

333 WESTCHESTER AVENUE
WHITE PLAINS NY 10604

AQUATECTONIC - LOTHROP

VANDERWEIL ENGINEERING

MEP/FP/Sustainability Engineer

21 FOX STREET
POUGHKEEPSIE NY 12601

CIVIL AND STRUCTURAL ENGINEER

575 SE 9TH ST #210
MINNEAPOLIS MN 55414

TENXTEN

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HIGHLAND NY 12528

DOMINGO GON



SAMPLE OF PROPOSED FENCING WITH GREEN WINDSCREEN ATTACHED.



TREES ALONG PATH TO BE PROTECTED DURING DEMOLITION AND RECONSTRUCTION PROJECT

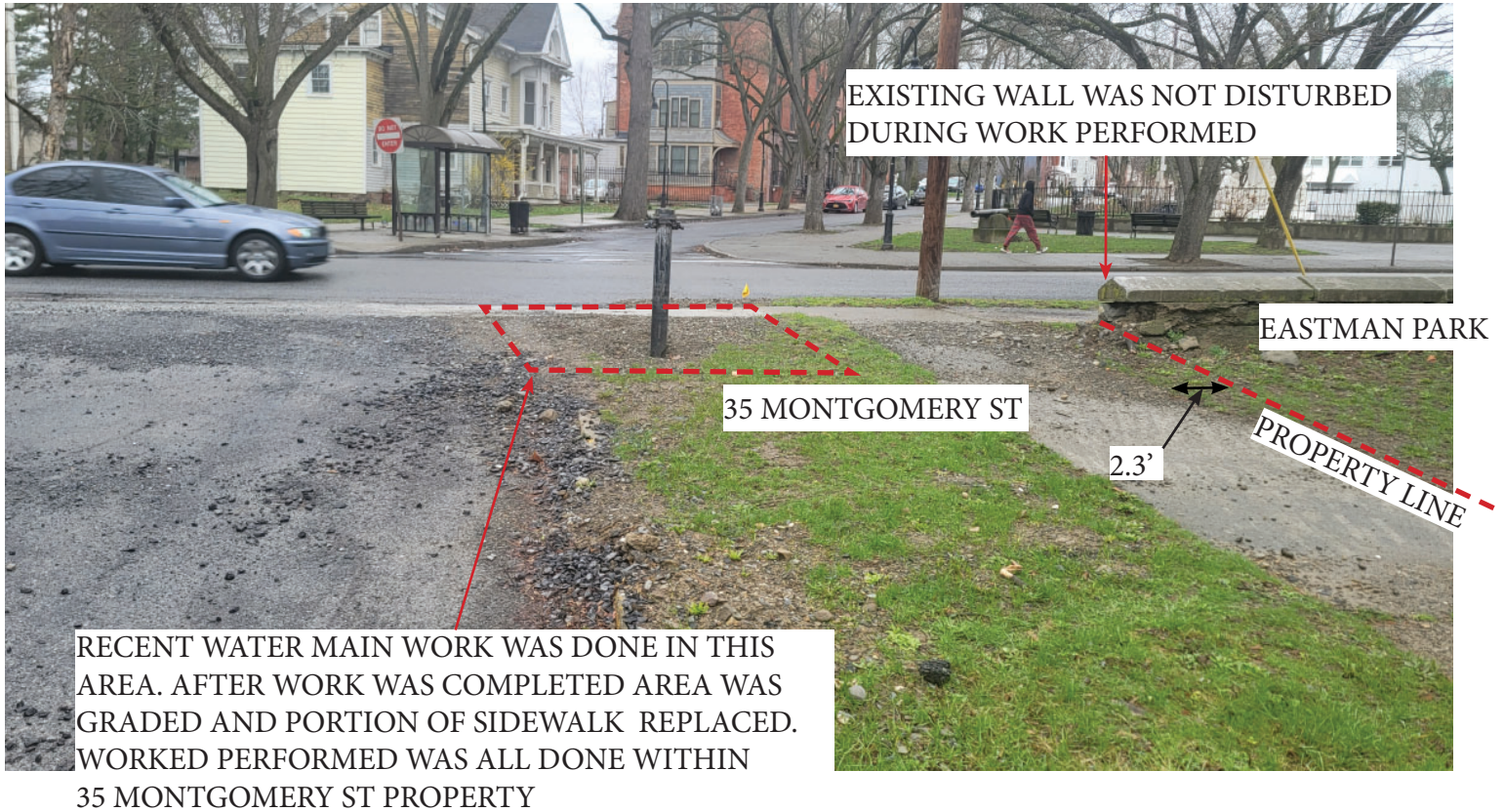


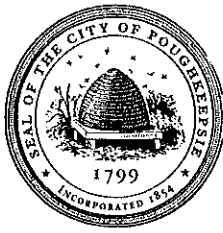
SAMPLE OF PROPOSED FENCING WITH BLACK WINDSCREEN ATTACHED.



SAMPLE OF PROPOSED FENCING WITH WINDSCREEN ATTACHED, CLOSER VIEW







**THE CITY OF POUGHKEEPSIE
NEW YORK
DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4010 Fax: (845) 451-4006**

March 24, 2022

Historic Commission & Landmark Preservation Commission
City of Poughkeepsie
62 Civic Center Plaza
Poughkeepsie, NY 12601

Dear Chairman Privratsky:

Please let this serve as a letter of authorization from the City of Poughkeepsie, authorizing Dutchess County, and their representative Chris Boston, to bring the attached application before the HDLPC for consideration. The City of Poughkeepsie authorizes the proposed installation of a temporary construction fence and related work, as described in the application, on the city-owned property located at 4 Lincoln Avenue, aka Eastman Park.

Regards,

Natalie Quinn
Director of Development

CC: Rob Rolison, Mayor
Marc Nelson, City Administrator
Rebecca Valk, Corporation Counsel



Gary E. Beck, Jr.
Building Inspector

THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 22 Garfield Place
Applicant Name: 22 Garfield Place LLC (WLF Lueckerath/Mark Lehman)
Applicant's ^{mailing} Address: 1397 Second Avenue, Suite 170, New York, NY 10021
City: Poughkeepsie
State/Zip: NY, 12601
Email: WLFueckerath@yahoo.com
Phone Number(s): 917-678-5966

Property Owner (if not the applicant): —
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☒ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):



THE CITY OF POUGHKEEPSIE
NEW YORK

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Gary E. Beck, Jr.
Building Inspector

Phone: (845) 451-4007 Fax: (845) 451-4006

*Please see attached Landscape plantings & proposed exterior
Landscaping/Bluestone walkway/Bluestone patio.*

*- See Landscaping Plan as prior plants were overgrown and dead.
Weeds had over-taken property.*

*- Bluestone patio will be same size as existing deteriorated red brick patio.
- Existing Bluestone walkway will be reset in approximate same location in street.*

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

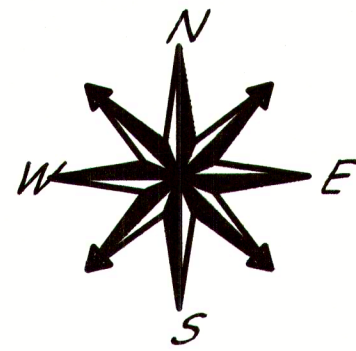
Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

[Signature]
Signature of Owner
Date: 5/30/2022

OR
Signature of Agent/Applicant
Date: _____



NOTES

1. Field location work performed on July 30, 2021.
2. Surveyed as per maps and deeds filed and recorded in the Dutchess County Clerk's Office as noted hereon and as in indicated possession.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts an accurate and up-to-date examination of title may reveal.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Now or Formerly
Paul & Sabine Diem
Doc. No. 02-2017-7953

22 Garfield Place
Poughkeepsie, NY 12601
Doc. No. 02-2021-501
0.36± AC.

Now or Formerly
Kenneth A. & Donna B. Levinson
Liber 1884, Page 629

Map of a Survey
for

22 GARFIELD PLACE LLC

Situate in the
City of Poughkeepsie Dutchess County, New York
Scale: 1"=20'
August 2, 2021

CERTIFIED TO:

1. 22 Garfield Place LLC
2. First American Title Insurance Company

Spencer S. Hall, Land Surveyor

NYS Lic. No.: 49138
6244 Route 82, Stanfordville, NY 12581
(845) 868-1262

Existing Front/Backyard conditions



Existing backyard (right side) – bluestone steps will be re-set.



Existing brick patio - replaced with bluestone patio



Existing frontyard bluestone walkway (existing bluestone re-set in stonedust)



Existing left front yard next to house



Existing right front yard



Existing Front yard view with boxwoods and bluestone steps/walkway

Plantings



Yoshino Cherry



Dogwood



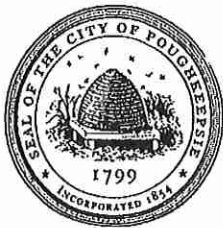
Hydrangea



May Night Salvia



Pink Azalea



Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only
Application # PD-2022-051
ID # 002050

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 113 Academy Street
Applicant Name: Gary E. Beck Jr, 23 Consultants
Applicant's Address: PO BOX 363, ...
City: LaGrangeville
State/Zip: NY, 12540
Email: Assistant@23consultants.com
Phone Number(s): 845-471-9370

Property Owner (if not the applicant): Emmett Woods
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☒ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
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- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

Exterior paint of garage - revised



**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
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Gary E. Beck, Jr.
Building Inspector

Phone: (845) 451-4007 Fax: (845) 451-4006

Garage to be painted HCLPC approved
colors "naval" SW-6844 with any trim
done in "classical white" SW-2829

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

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Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Signature of Owner
Date: _____

OR Signature of Agent/Applicant
Date: 3-31-22



PO Box 363 LaGrangeville, NY 12540
Phone (845) 471-9370 Fax (845) 625-1479



OWNER CONSENT FORM

NAME: EMMETT WOODS

COMPANY: N/A

ADDRESS: 113 ACADEMY STREET, CITY OF ROUGHKEEPSIE
NY, 12601

CONTACT NUMBERS:

HOME- 914 804 8466

WORK- SAME

CELL- SAME

EMAIL- emmett.woods@outlook.com

I/we hereby authorize Gary E. Beck, Jr. of Z3 Consultants Inc.

To represent us on all matters in the _____ for the purposes.

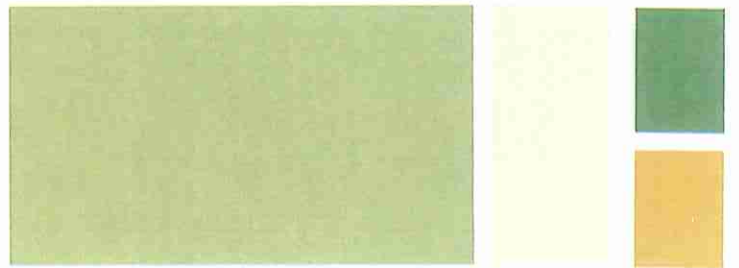
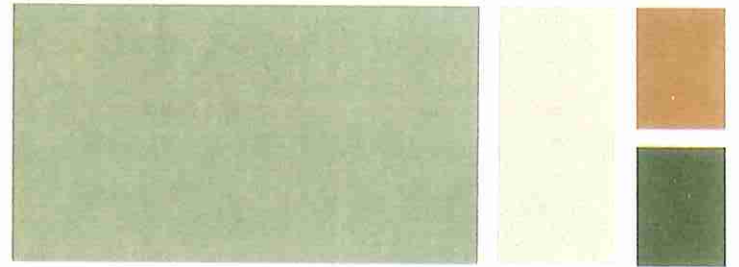
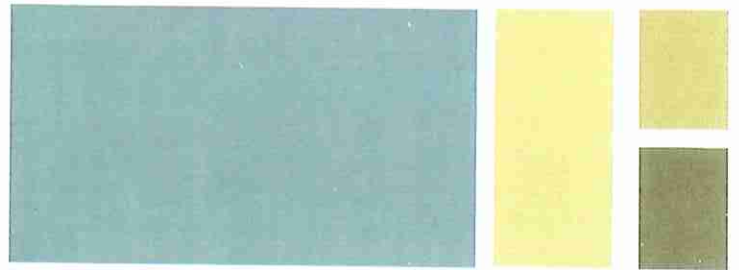
Of Building Planning & Zoning for property known as 113 ACADEMY STREET

X 

Authorized Signature

DATE: 8/16/2021

Se Habla Español



(B)

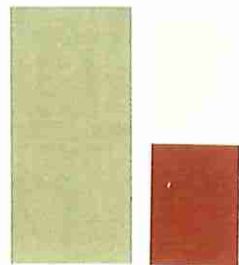
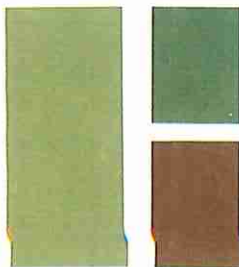
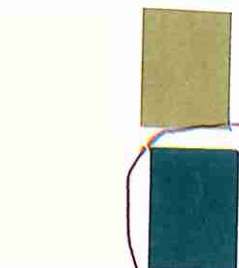
(T)

(A)

BODY	TRIM	ACCENT	ACCENT 2
Downing Slate SW 2819	Downing Straw SW 2813	Rookwood Antique Gold SW 2814	Rookwood Medium Brown SW 2807
Downing Earth SW 2820	Renwick Beige SW 2805	Rookwood Terra Cotta SW 2803	Rookwood Dark Brown SW 2808
Renwick Olive SW 2815	Downing Sand SW 2822	Rookwood Dark Green SW 2816	Rookwood Amber SW 2817



(B)



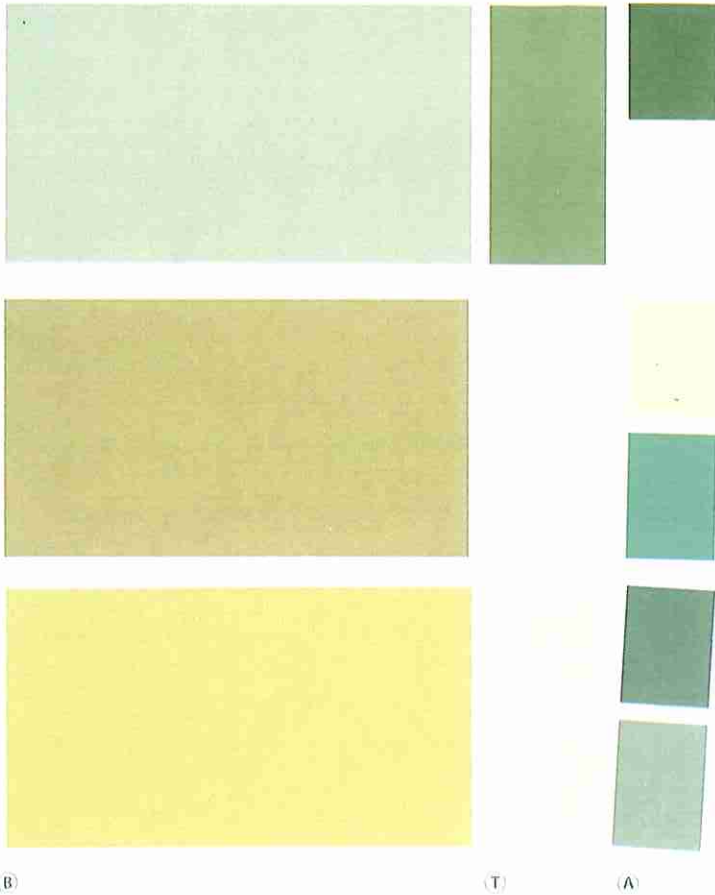
(T)

(A)



BODY	TRIM	ACCENT	ACCENT 2
Craftsman Brown SW 2835	Roycroft Vellum SW 2833	Rookwood Brown SW 2806	Naval SW 6244
Birdseye Maple SW 2834	Roycroft Brass SW 2843	Roycroft Bronze Green SW 2846	Aurora Brown SW 2837
Roycroft Pewter SW 2848	Weathered Shingle SW 2841	Roycroft Vellum SW 2833	Roycroft Copper Red SW 2839

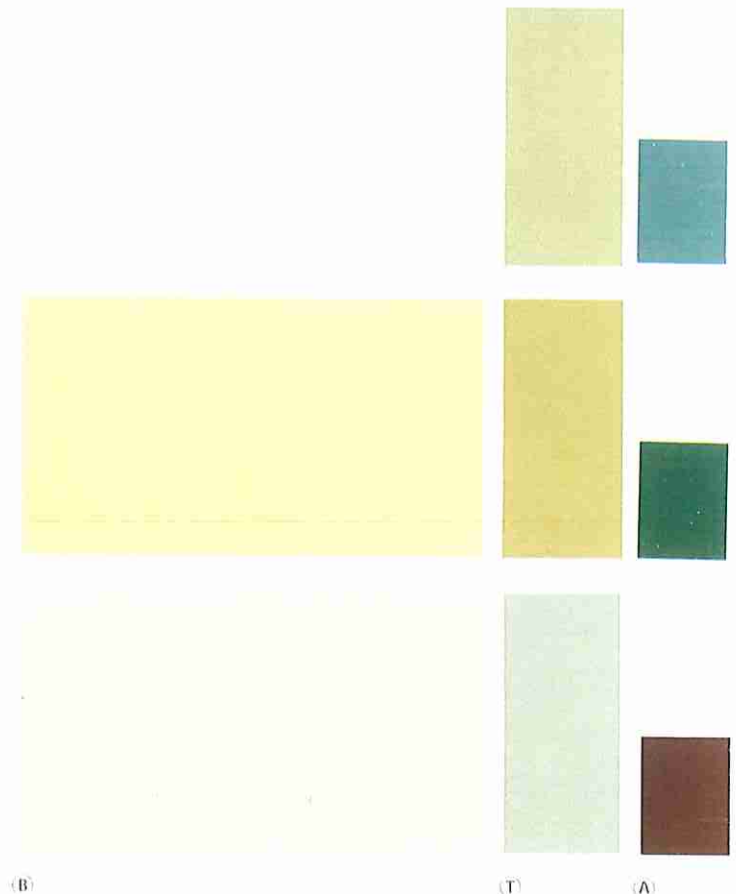
The above scheme is featured on the cover

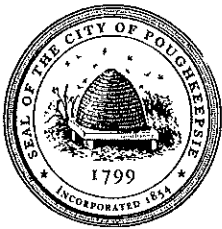


BODY	TRIM	ACCENT	ACCENT 2
Downing Stone SW 2821	Sage Green Light SW 2851	Roycroft Bronze Green SW 2846	Classic Light Buff SW 0050
Rookwood Clay SW 2823	Pure White SW 7005	Downing Sand SW 2822	Teal Stencil SW 0018
Downing Straw SW 2813	Roycroft Vellum SW 2833	Roycroft Pewter SW 2848	Classic French Gray SW 0077



BODY	TRIM	ACCENT	ACCENT 2
Antique White SW 6119	Roycroft Suede SW 2842	Creamy SW 7012	Bunglehouse Blue SW 0048
Peace Yellow SW 2857	Rookwood Antique Gold SW 2814	Classical White SW 2829	Roycroft Bottle Green SW 2847
Roycroft Mist Gray SW 2844	Downing Stone SW 2821	Extra White SW 7006	Rookwood Dark Red SW 2801





Gary E. Beck, Jr.
Building Inspector

**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

Staff Use Only
Application #
ID #

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 204 Church Street, Poughkeepsie NY 12601

Applicant Name: Arthur T. Rollin dba Rollin Preservation

Applicant's Address: 114 Hooker Avenue

City: Poughkeepsie

State/Zip: New York, 12601

Email: atrollin@gmail.com

Phone Number(s): applicant: 704-763-4482, owner: 845-471-1047

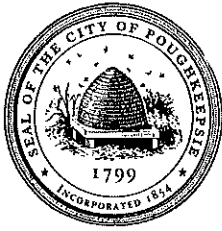
Property Owner (if not the applicant): 204 Church, LLC
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
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- ☒ Repair or replacement
- ☒ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☒ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

Whole building envelope repair & rehabilitation. Continued on second page...



**THE CITY OF POUGHKEEPSIE
NEW YORK**

BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Gary E. Beck, Jr.
Building Inspector

Phone: (845) 451-4007 Fax: (845) 451-4006

Continued work on exterior brick wall repair, repointing. Lintel stabilization in preparation for limited rehabilitation of existing historic windows & doors, installation of new windows & doors in specific locations. Repair of existing historic slate roof. Installation of replacement asphalt shingle roof at gable. Repair & replacement of unsafe and non-compliant front and rear entries. Minor grading and rear yard accessible pathway additions. HVAC condensor unit installation. Repair and replacement of exterior wood details. Repainting (color in kind, unless otherwise noted) all exterior wood work, including cornice. Restoration of missing box gutter and rainwater control via downspouts to grade. Installation in limited locations of new exterior light fixtures. Please see attached 22 page drawing set for more information.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

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OWNER/APPLICANT SIGNATURE:

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Signature of Owner

Date: _____

Arthur J. Rollins

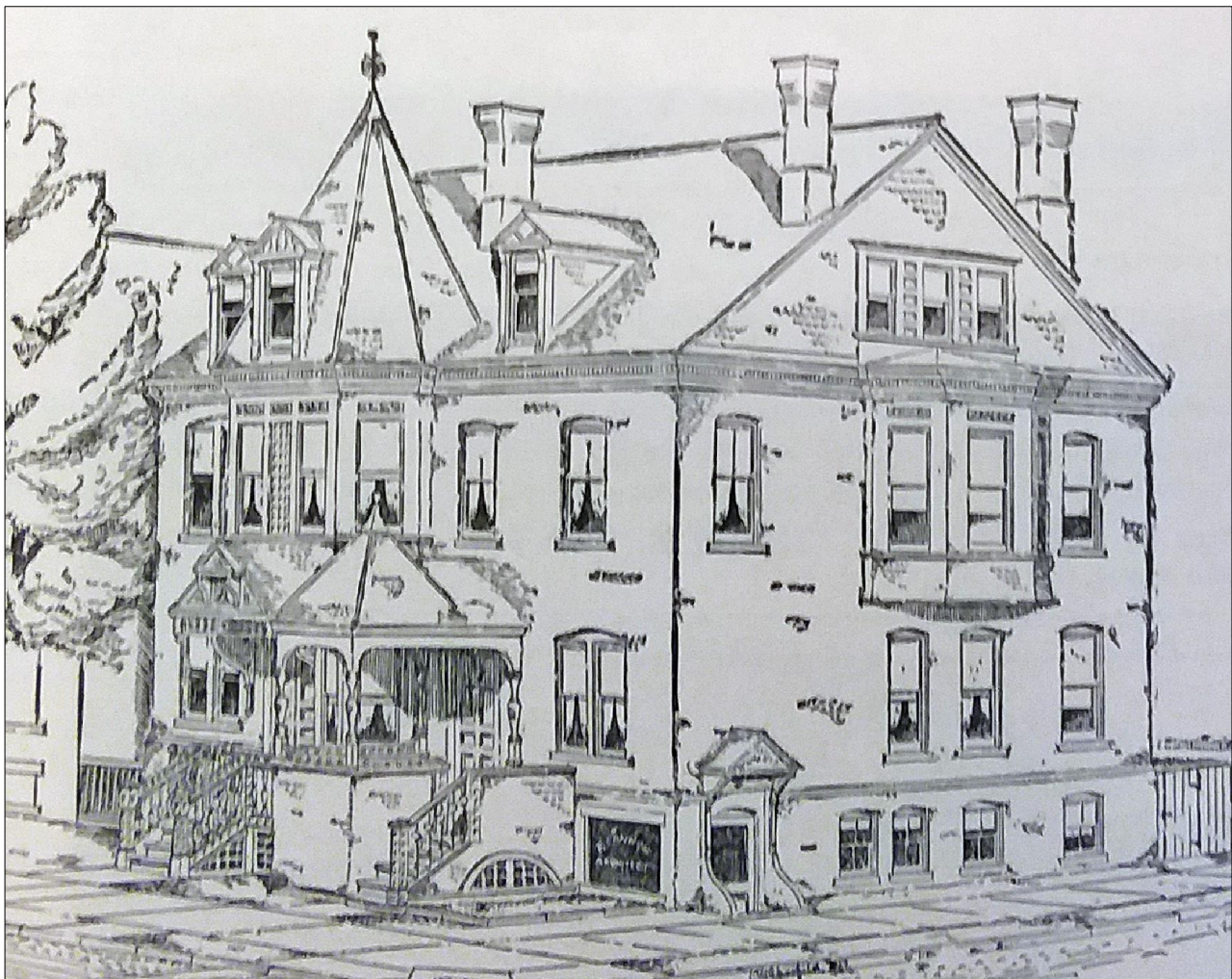
OR Signature of Agent/Applicant

Date: 04/08/21

THE ARNOUT CANNON HOUSE

EXTERIOR REHABILITATION

204 Church Street - Poughkeepsie, NY



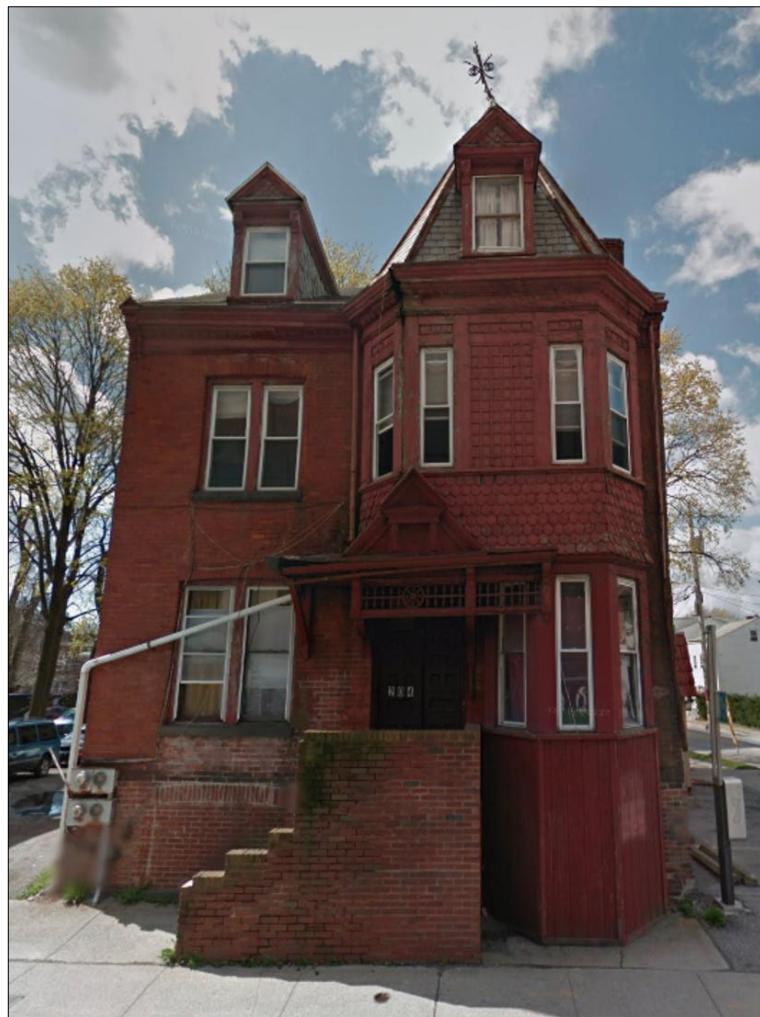
CANNON'S RENDERING - CIRCA 1887 - SHOWS ADJOINING BUILDING INTACT



EARLY PHOTOGRAPH - CIRCA 1890 - SHOWS ADJOINING BUILDING INTACT



ARTERIAL WIDENING - CIRCA 1970



LAST LEGAL INHABITATION - CIRCA 2012



THE PRESENT DAY - AUTUMN 2021

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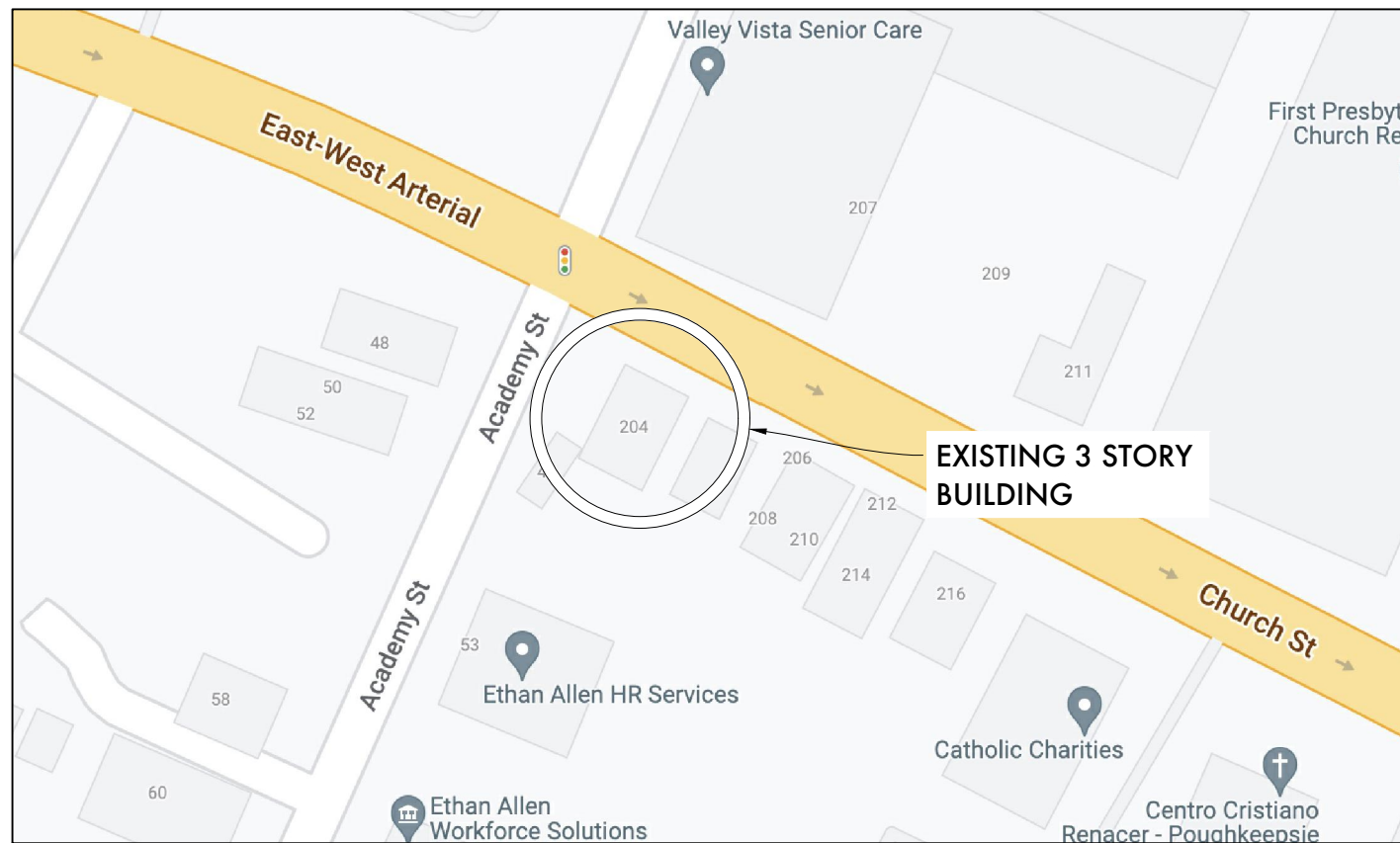
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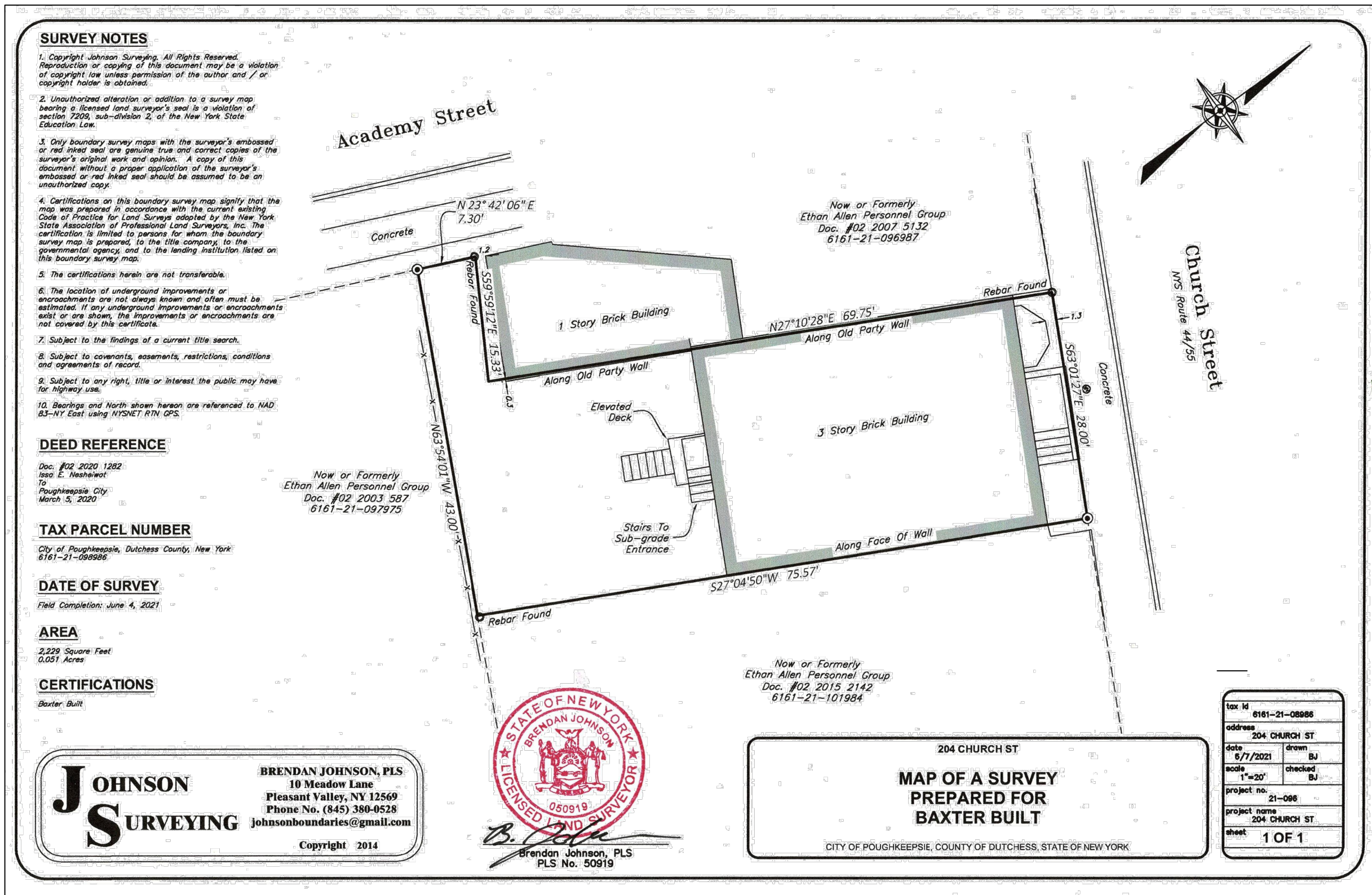
HDLPC SUBMISSION DRAWINGS

1	T-100	TITLE PAGE, HISTORIC IMAGES, SITE PLAN, SHEET LIST
2	D-100	DEMOLITION BASEMENT & FIRST FLOOR PLANS
3	D-101	DEMOLITION SECOND & THIRD FLOOR PLANS
4	D-102	DEMOLITION ROOF PLAN
5	D-200	DEMOLITION NORTH & WEST ELEVATIONS
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7	A-100	PROPOSED BASEMENT & FIRST FLOOR PLANS
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2 SITE LOCATION MAP

N.T.S.



3 SURVEYED PLOT PLAN

N.T.S.

NOTE:
SEE PROPOSED SITE PLAN ON PAGE A-103

Issue	Revision/Date
HDLPC SUBMISSION	04.08.22

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TITLE PAGE SHEET LIST, SITE PLAN,
HISTORIC IMAGES

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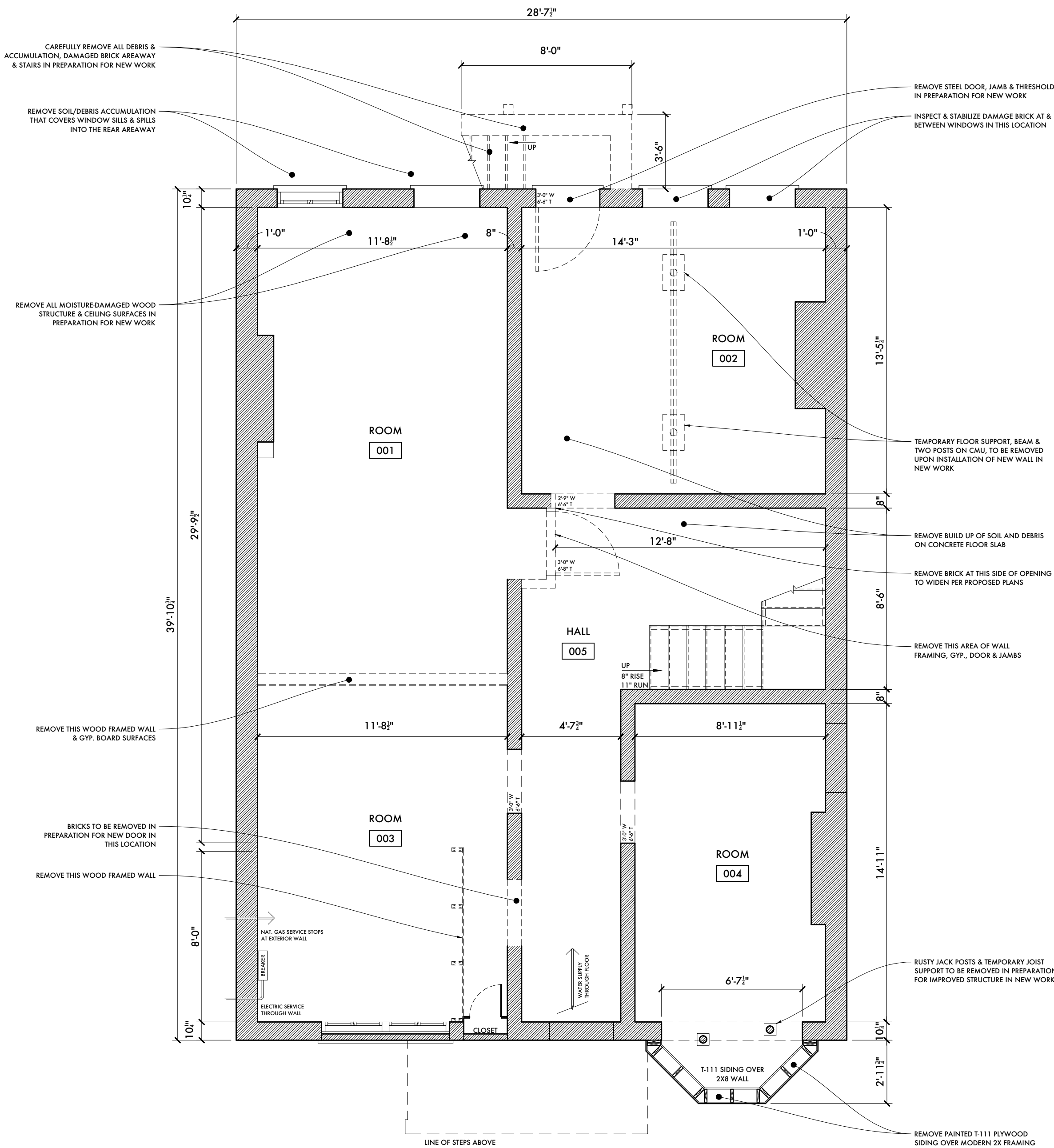
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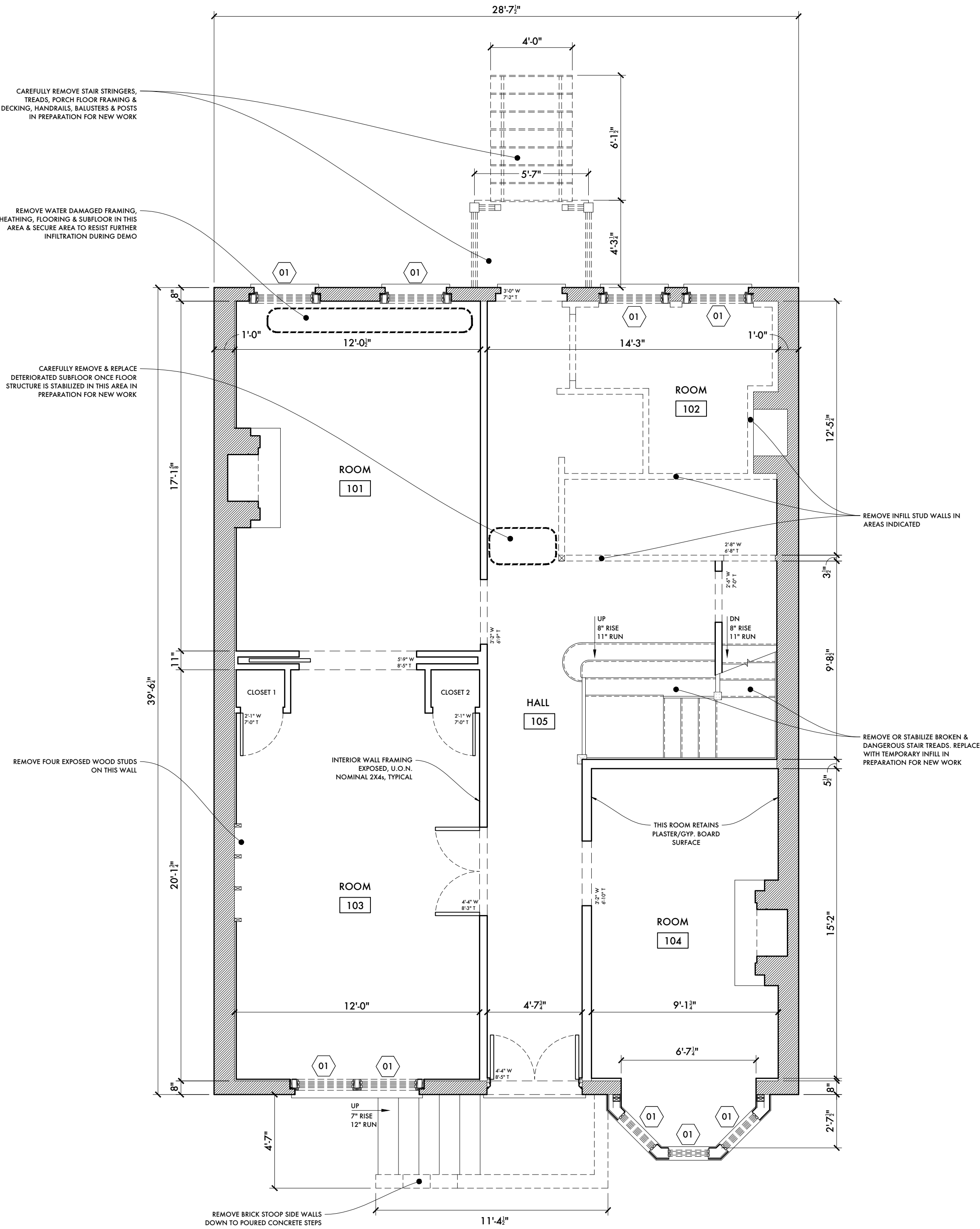
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1 DEMO BASEMENT
1/4" = 1'-0"



2 DEMO FIRST FLOOR
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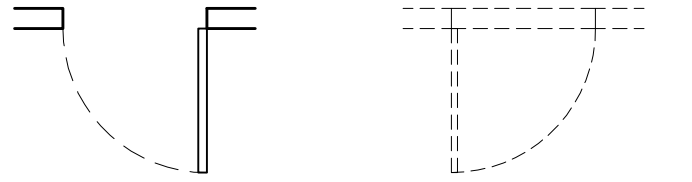
WINDOW DEMOLITION TAG

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EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED



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DEMOLITION PLANS

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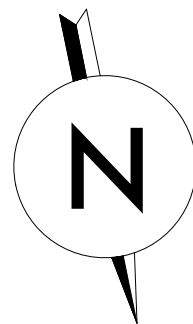
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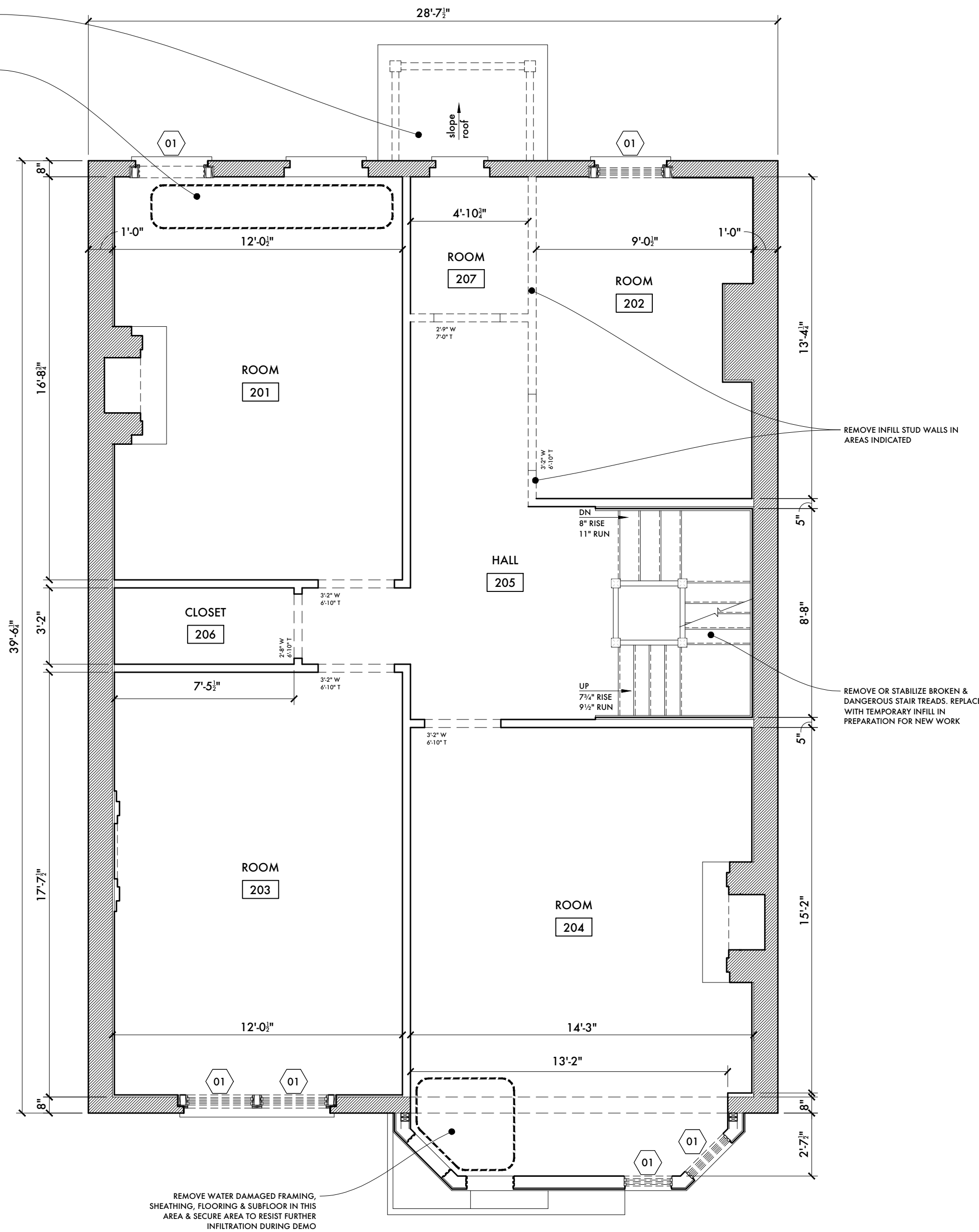
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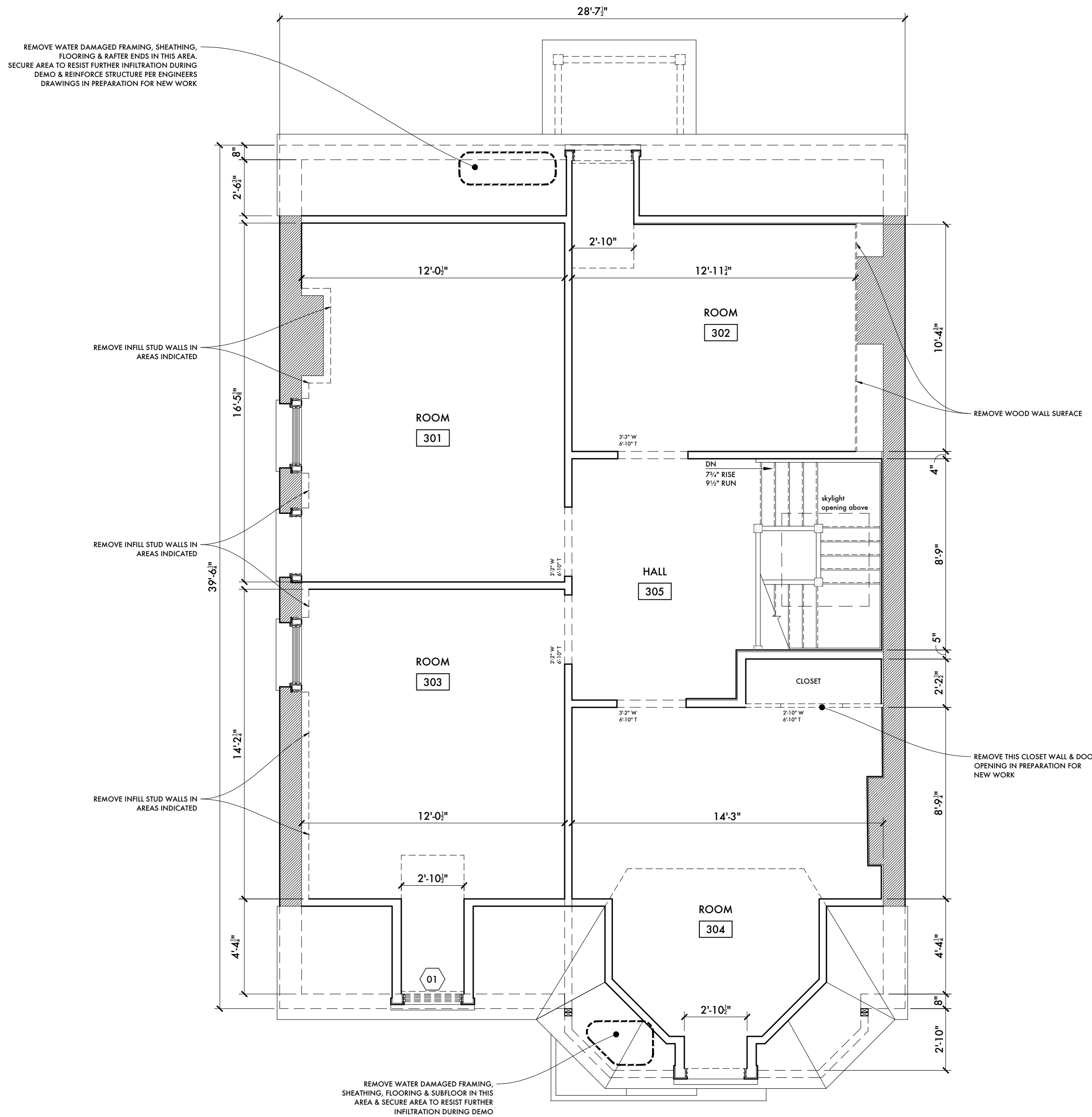
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1 DEMO SECOND FLOOR
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2 DEMO THIRD FLOOR
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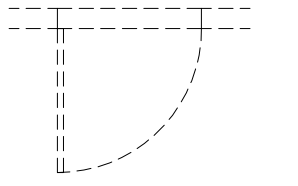
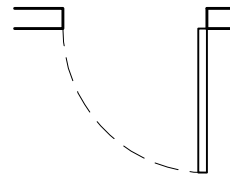
WINDOW DEMOLITION TAG

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EXISTING TO BE DEMOLISHED



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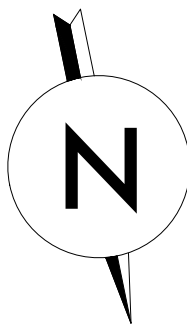
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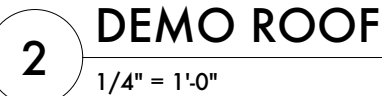
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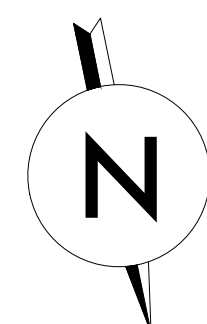
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PREPARE EXISTING STONE SILL AND BRICK OPENINGS [TYPICAL] FOR THE INSTALLATION OF APPROVED NEW WINDOW UNITS.



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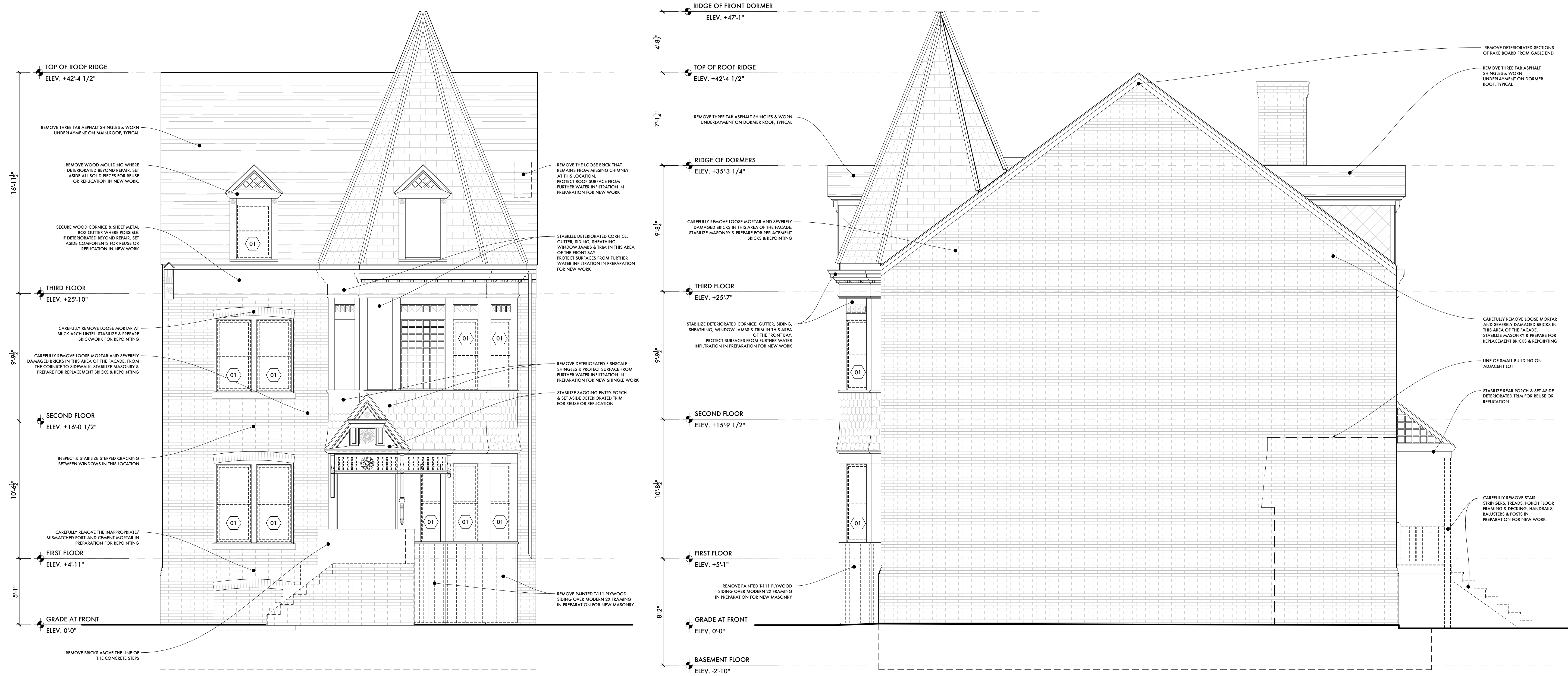
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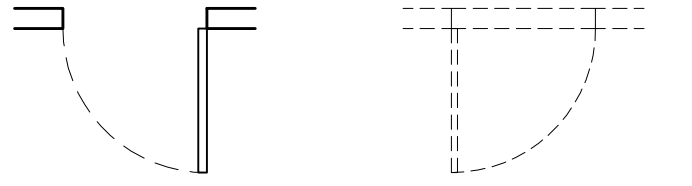
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DEMOLITION ELEVATIONS

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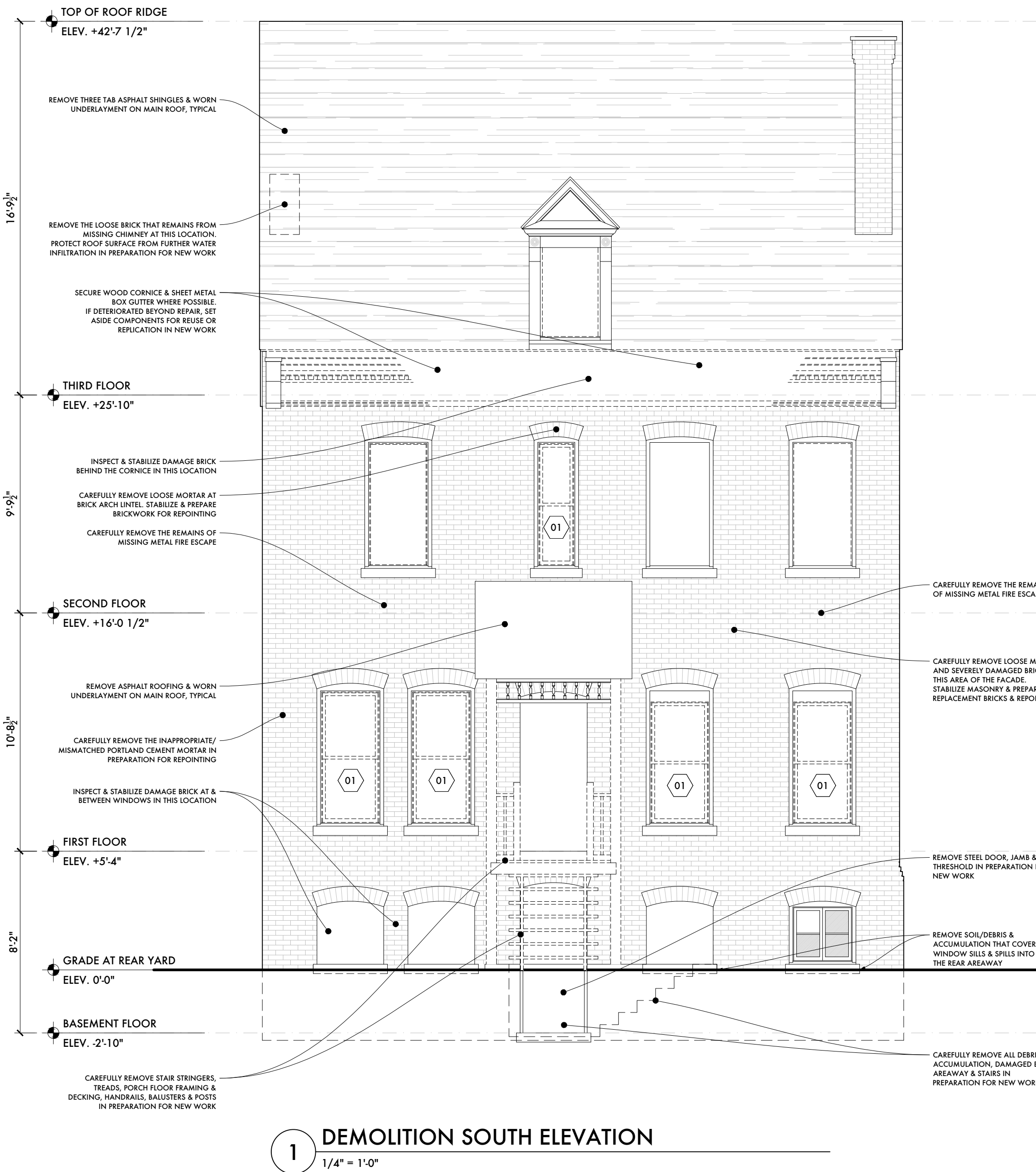
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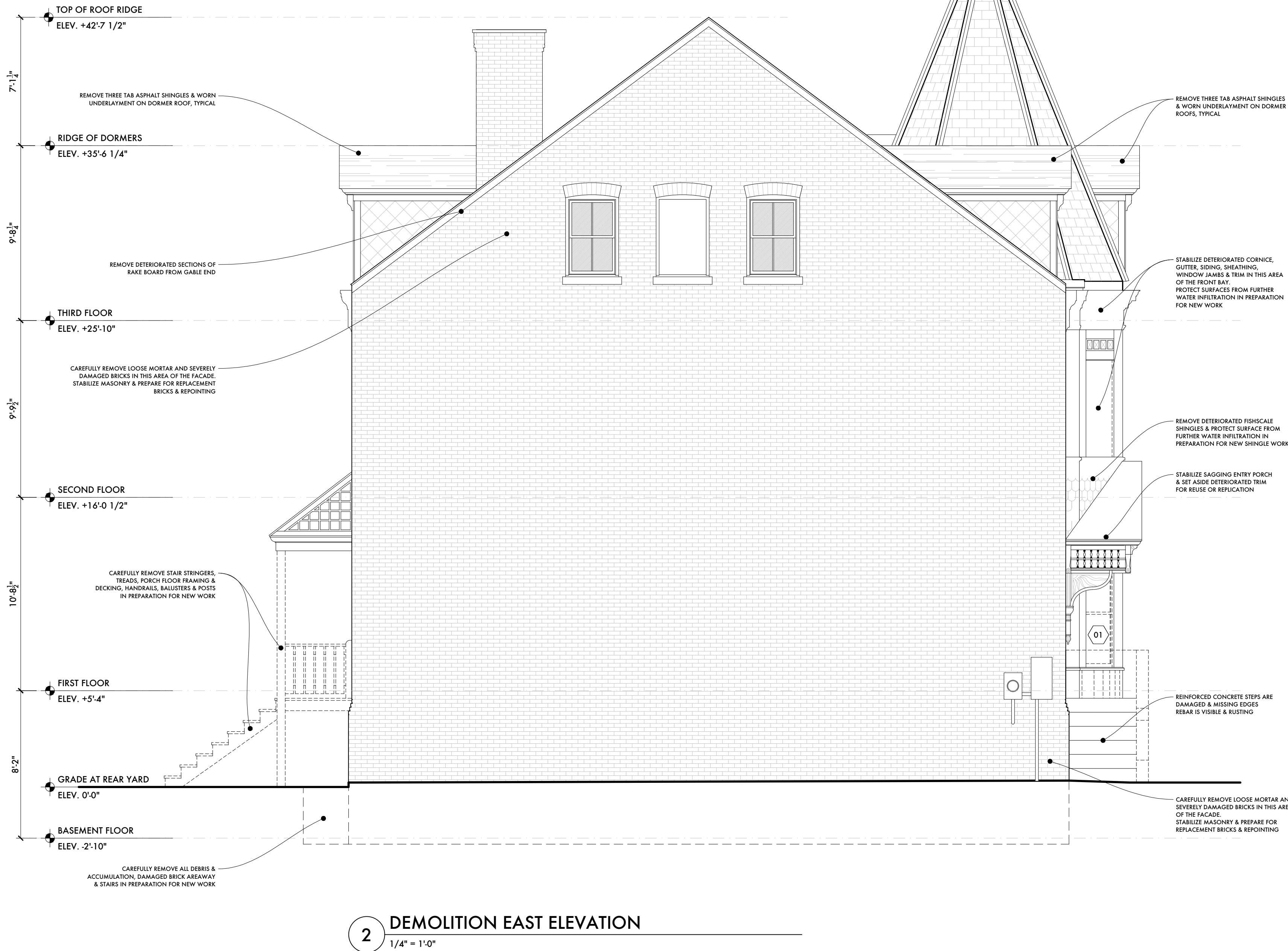
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1/4" = 1'-0"



2 DEMOLITION EAST ELEVATION
1/4" = 1'-0"

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE THOSE ITEMS AS INDICATED ON THESE DRAWINGS WHERE REQUIRED IN PREPARATION FOR NEW WORK.
2. THE CONTRACTOR SHALL TAKE CARE AND FULLY PROTECT FROM DAMAGE OF ANY KIND ALL ITEMS WHICH ARE TO REMAIN.
3. ANY HISTORIC DETAILING WHICH IS FOUND TO BE UNSTABLE AND UNABLE TO REMAIN IN PLACE DURING DEMOLITION SHALL BE REMOVED TO A SECURE, DRY LOCATION ON SITE FOR INSPECTION AND FUTURE REINSTALLATION.
4. THE CONTRACTOR WILL INSPECT THE EXISTING STRUCTURE BEFORE ANY DEMOLITION AND WILL NOTIFY THE DESIGNER & STRUCTURAL ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. THE CONTRACTOR WILL PROVIDE AND EXECUTE ANY UNDERPINNING, BRACING, JACKS, AND SHORING AS REQUIRED TO COMPLETE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR ENGINEERING OF SHORING, UNDERPINNING, BRACING AND JACKS IF REQUIRED.
7. ALL DEMOLITION AND DEBRIS REMOVAL IS PART OF THE CONTRACT. DEBRIS SHALL BE REMOVED BY APPROPRIATE MEANS TO A LEGAL LANDFILL.
8. WHERE DUCTWORK, PLUMBING & ELECTRICAL LINES ARE TO REMAIN, CONTRACTOR SHALL PROVIDE PROTECTION OF THESE UTILITIES DURING DEMOLITION AND CONSTRUCTION.
9. CONTRACTOR TO PROVIDE TEMPORARY LIGHTING AND ELECTRICAL SERVICE THROUGH THE DURATION OF DEMOLITION AND FUTURE CONSTRUCTION.

DEMOLITION LEGEND:

WINDOW DEMOLITION TAG

01

TAG INDICATES THE LOCATION OF A WINDOW, OR THE REMNANTS OF A WINDOW, WHICH IS DEEMED ACCEPTABLE FOR REMOVAL. REMOVE EXISTING WINDOW IN ITS ENTIRETY. THIS IS TO INCLUDE THE SASHES, JAMBS, STOPS, STOOLS, WEIGHTS & BRICK MOLDING, IF PRESENT. IN SOME CASES EXISTING BOX FRAMES MAY REMAIN FOR REUSE IF FOUND TO BE UNDAMAGED AND STRUCTURALLY SOUND. PREPARE EXISTING STONE SILL AND BRICK OPENINGS (TYPICAL) FOR THE INSTALLATION OF APPROVED NEW WINDOW UNITS.

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED



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Issue Revision/Date

HDLPC SUBMISSION 04.08.22

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DEMOLITION ELEVATIONS

Drawing No.

D-201

Page No.

Original Issue Date

Drawn by ATR

Scale as noted

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PROPOSED PLANS

Drawing No.

A-100

Page No.

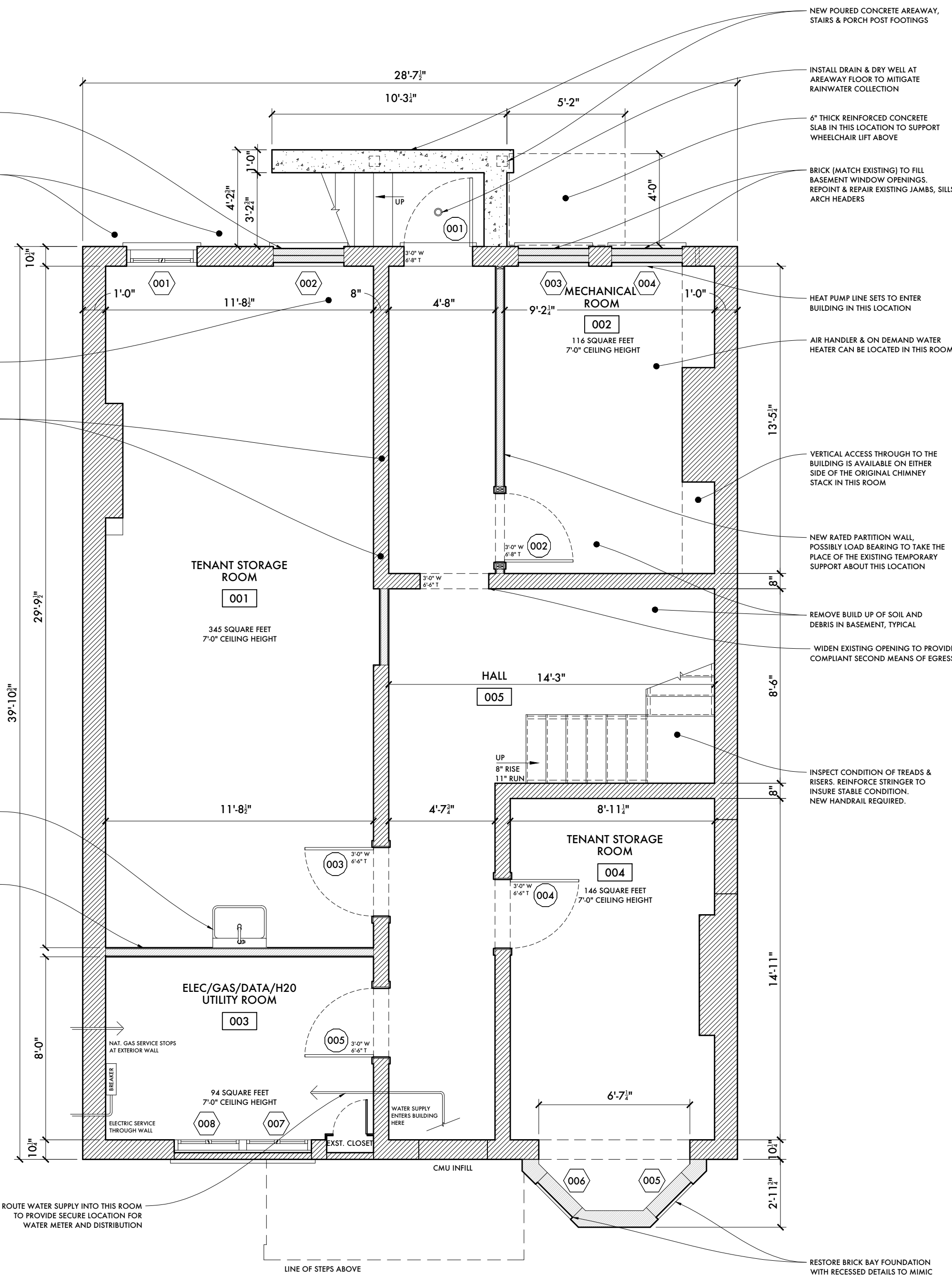
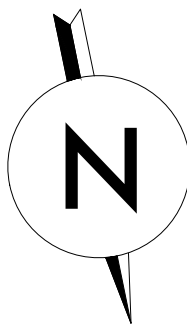
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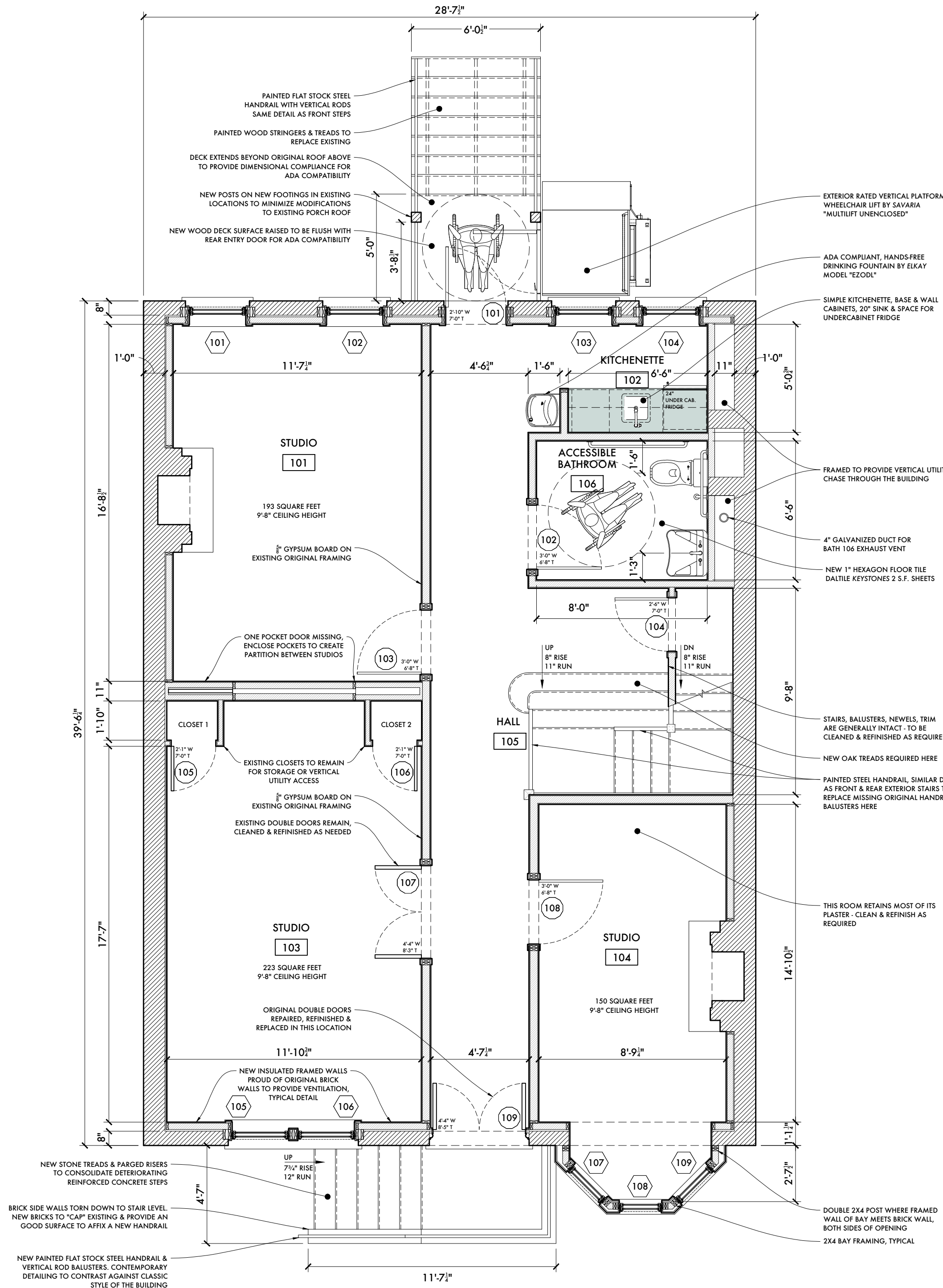
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as noted



1 PROPOSED BASEMENT
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR
1/4" = 1'-0"

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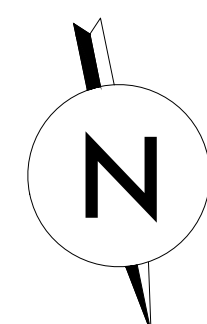
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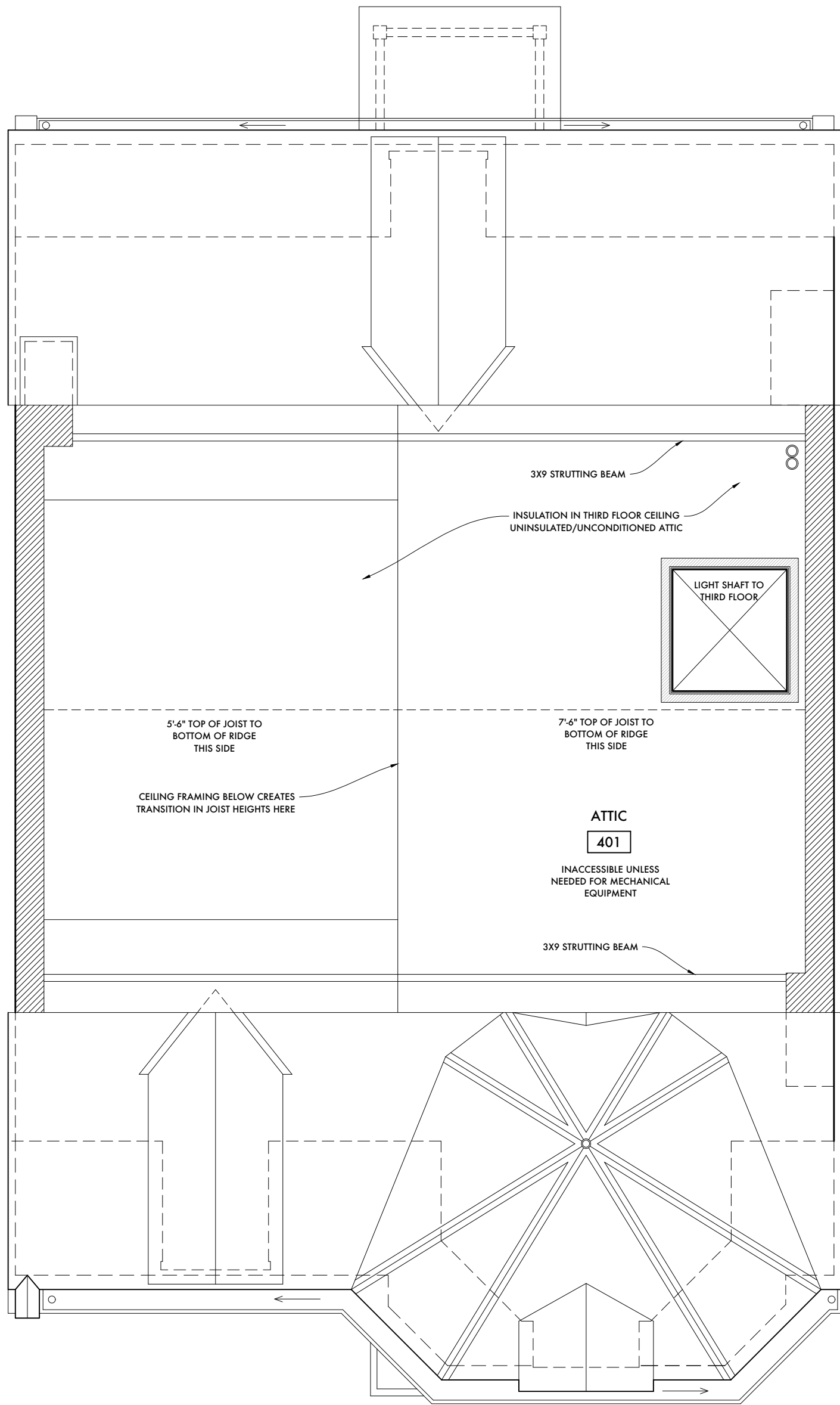
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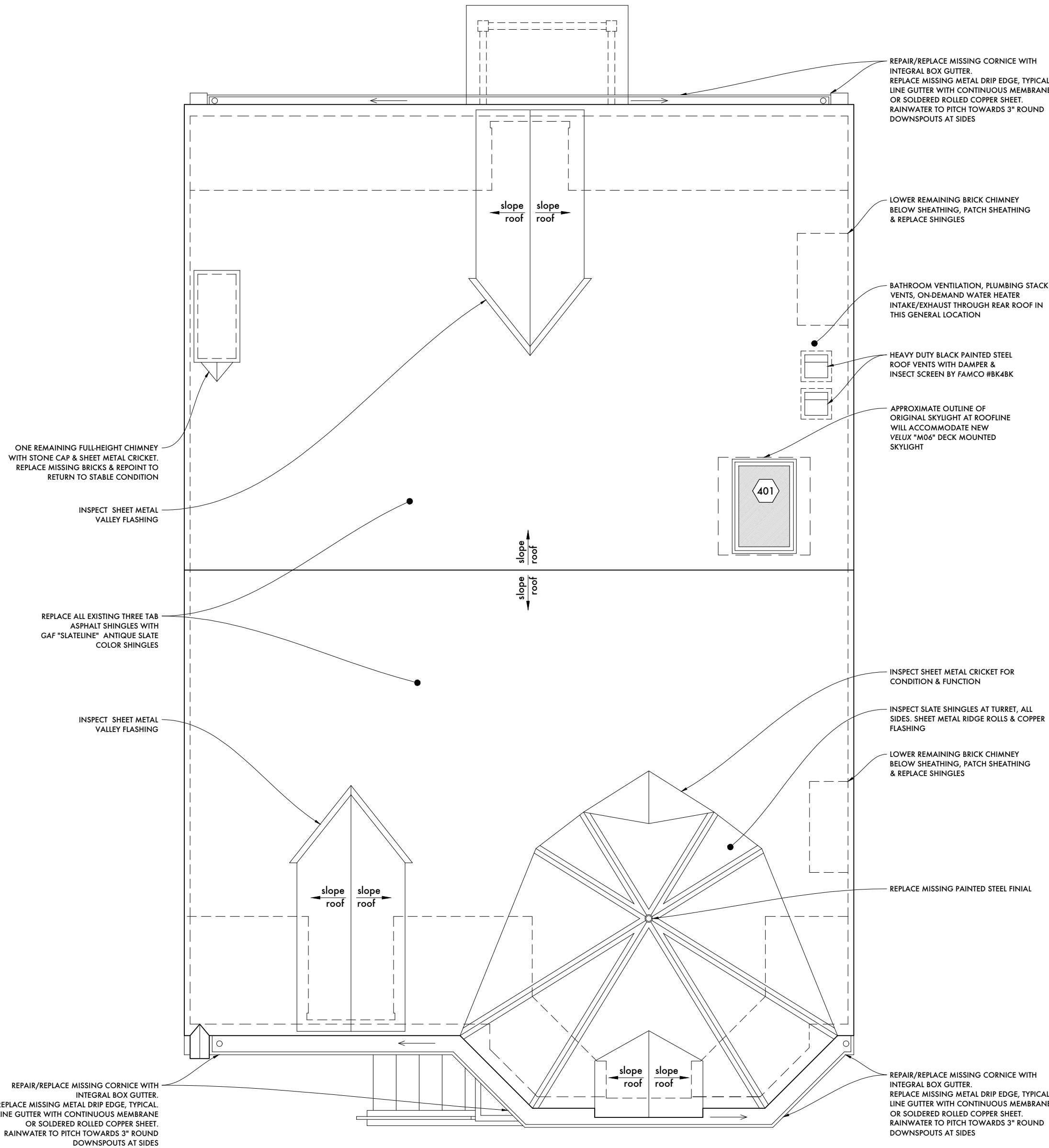
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1 PROPOSED ATTIC
1/4" = 1'-0"



2 PROPOSED ROOF
1/4" = 1'-0"

Issue	Revision/Date
HDLPC SUBMISSION	04.08.22

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PROPOSED PLANS

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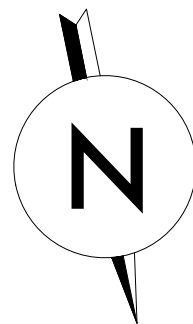
A-102

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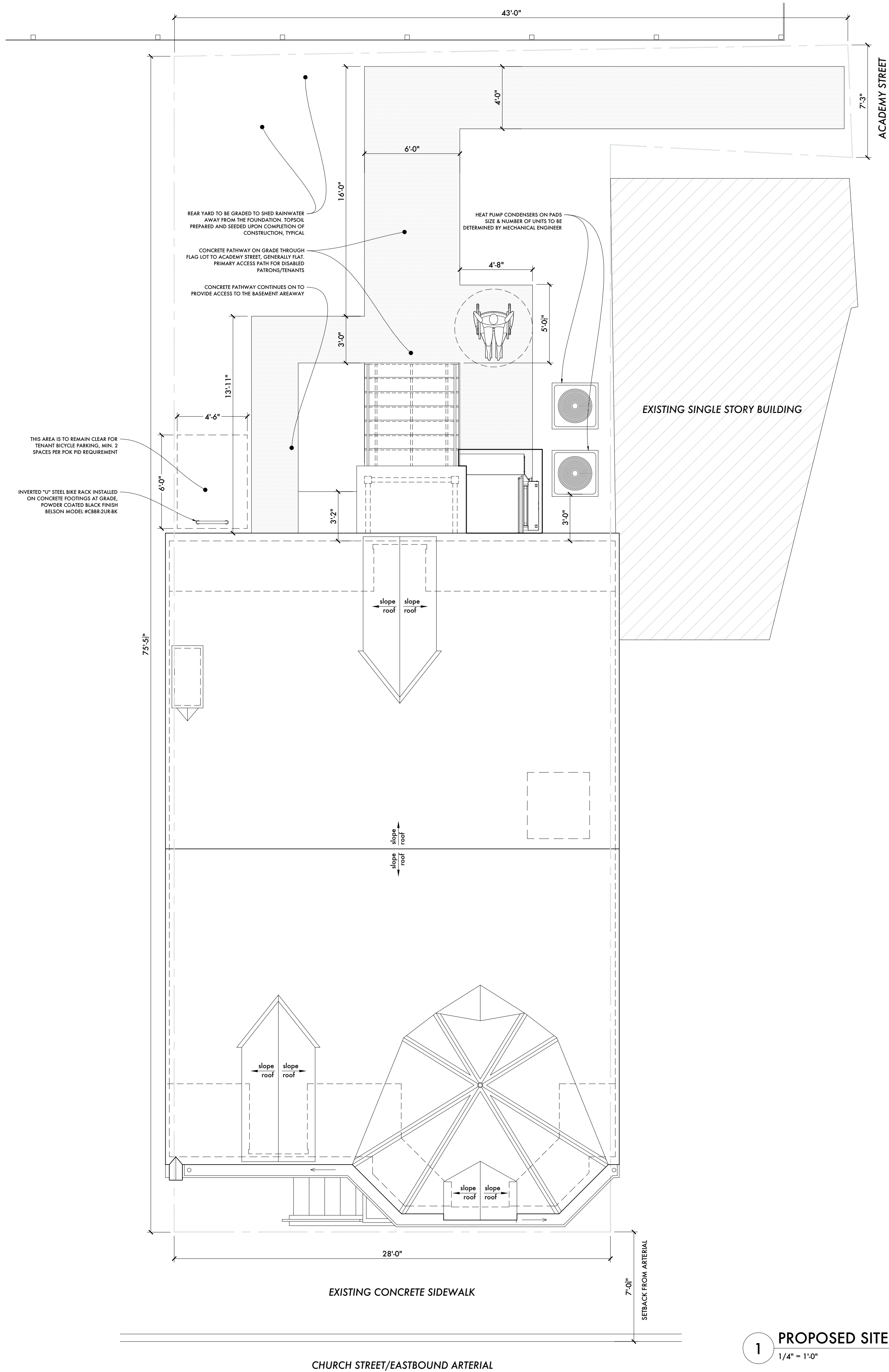
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INVERTED "U" STEEL BIKE RACK BY BELSON
PAINTED BLACK INSTALLED AT GRADE IN REAR



1 PROPOSED SITE PLAN
1/4" = 1'-0"

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PROPOSED SITE PLAN

Drawing No.

A-103

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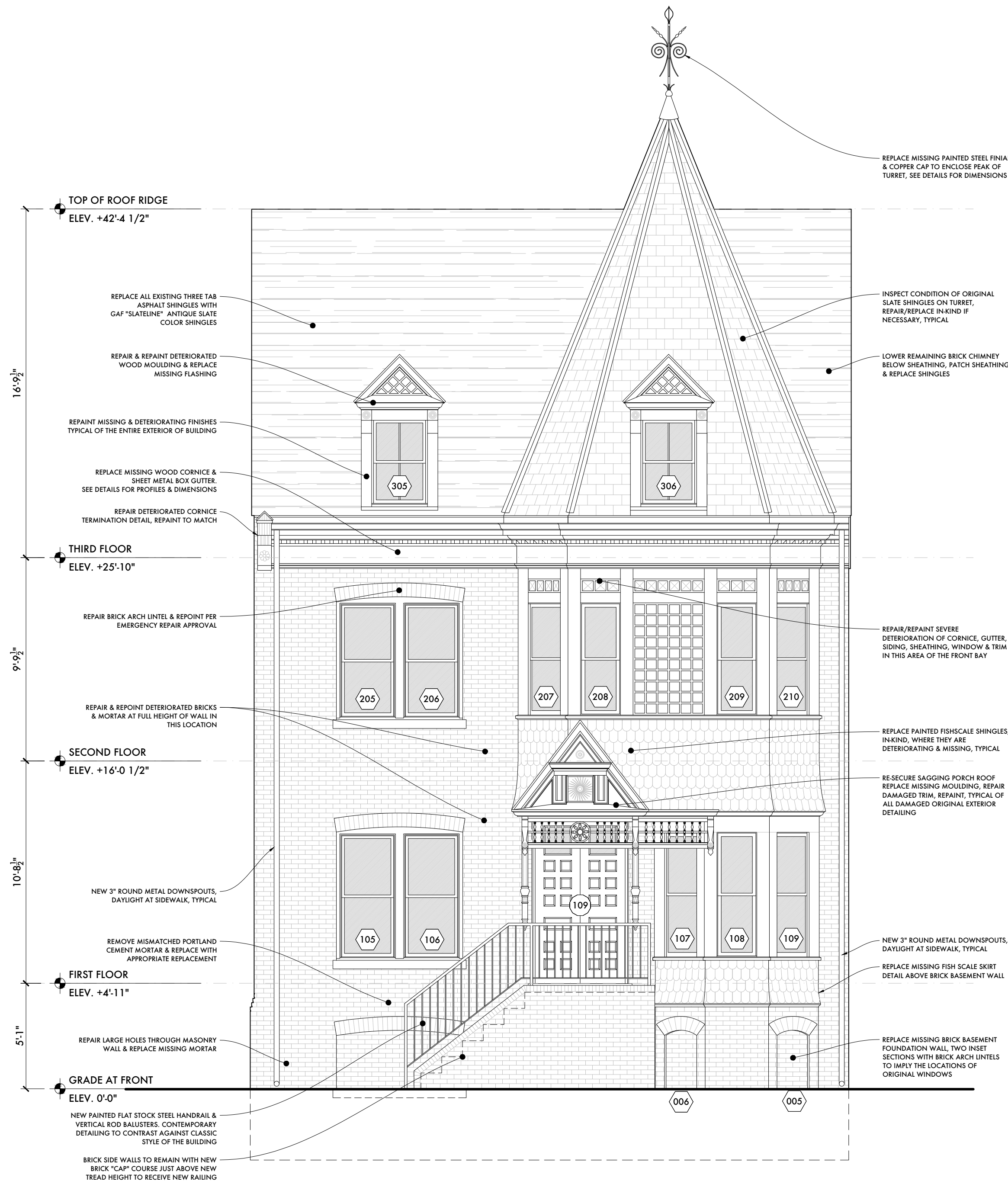
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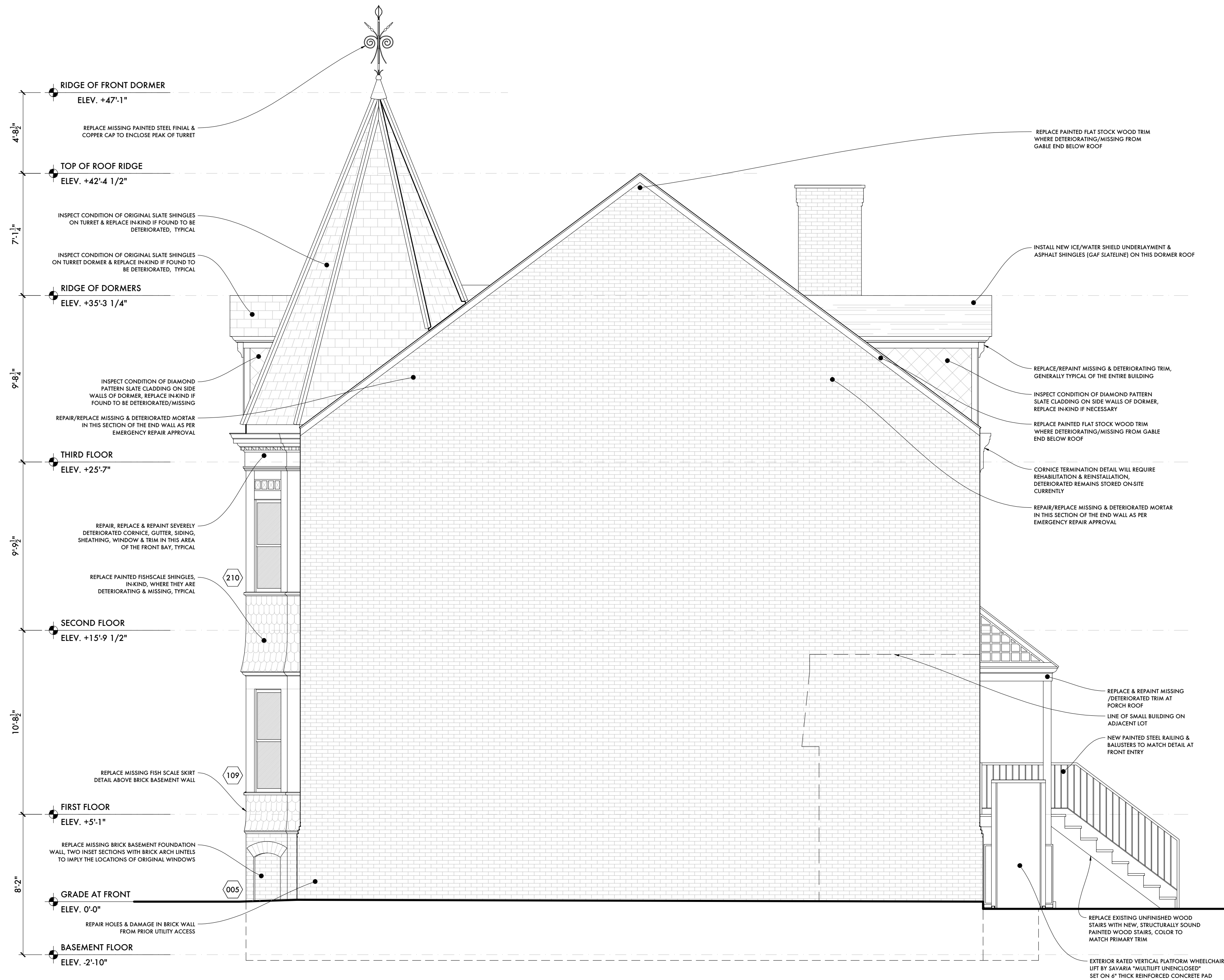
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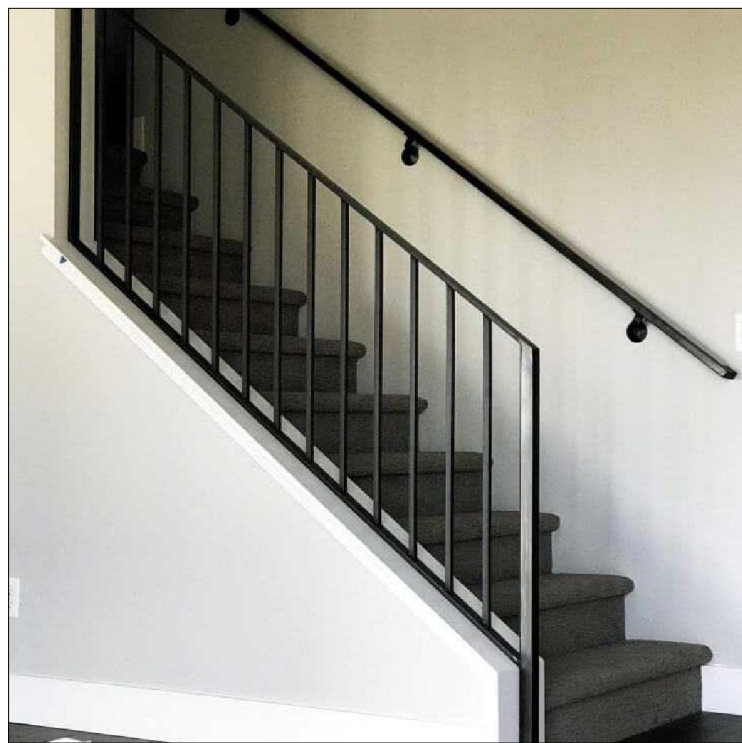
1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



GAF Slateline - "Weathered Slate"
Proposed replacement asphalt shingles
at gable roof, front and rear.



Black Painted Steel Handrail with Vertical Balusters
2" square tube posts, 1/2" square balusters,
flat stock handrail. Meets code requirements without
overwhelming historic details beyond

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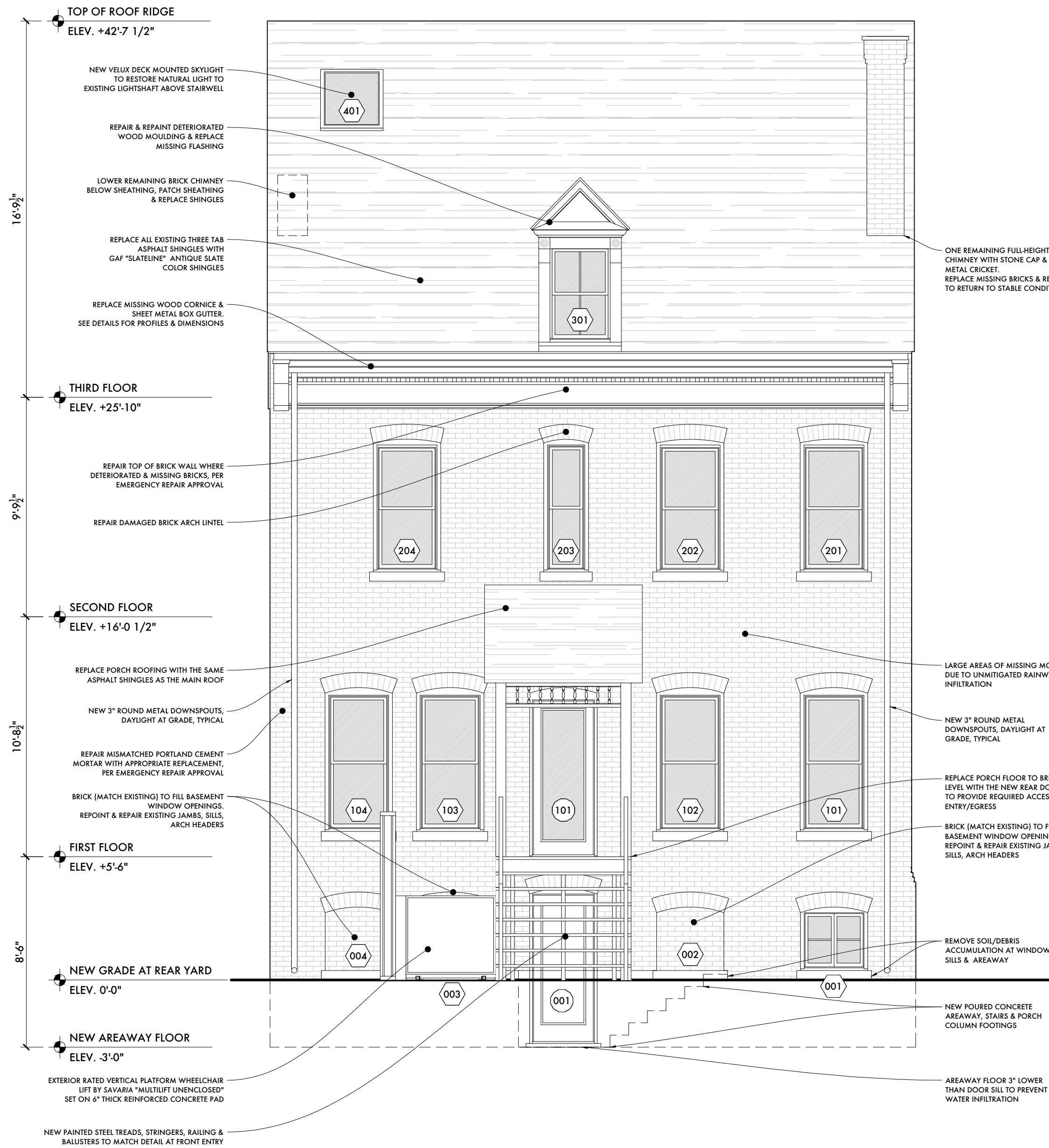
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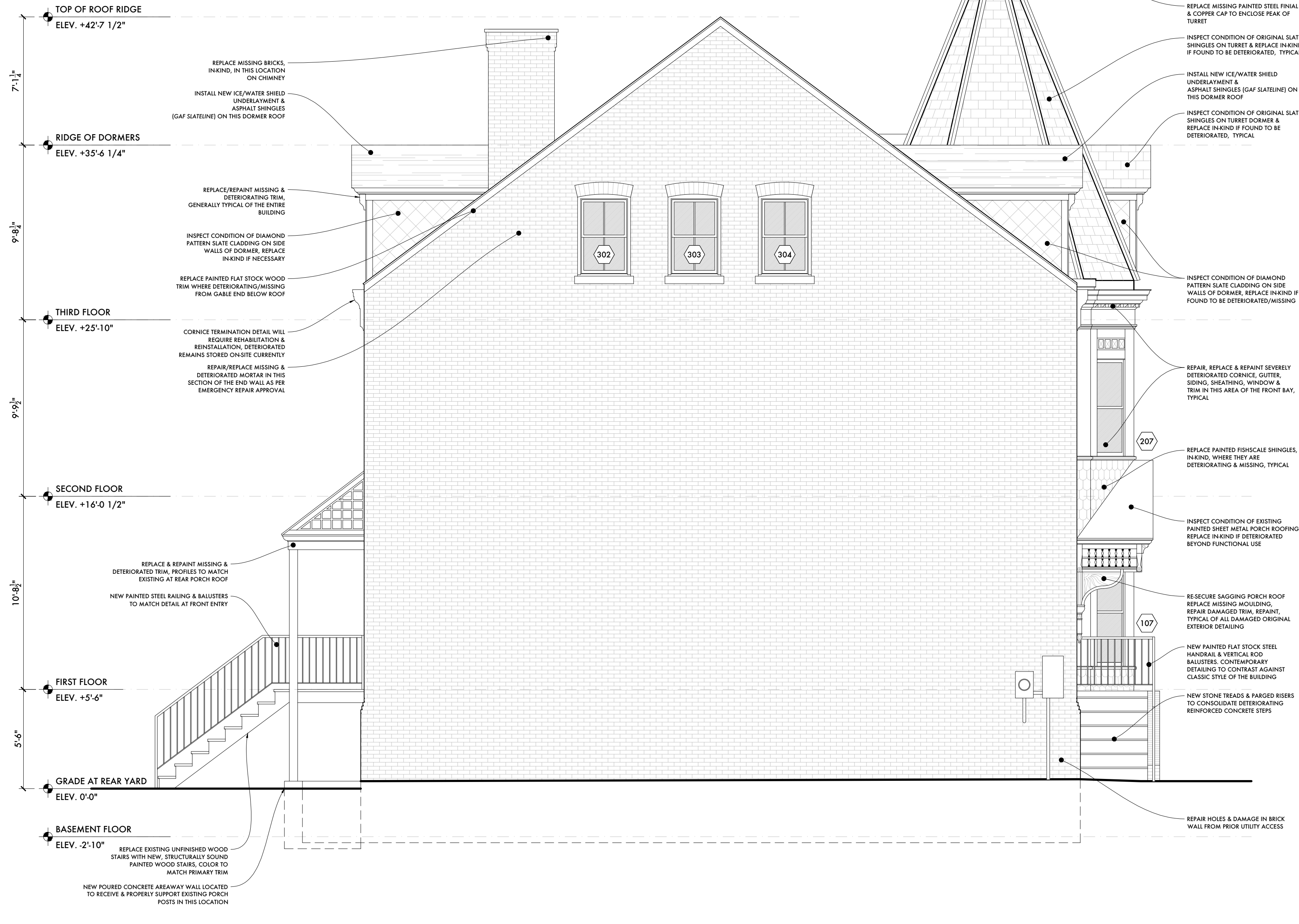
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1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"



Wheelchair Lift at Rear - required for accessibility
"Multilift" by Savaria



Typical Exterior Light Fixture
6" Round Globe, Warm White LED by WAC
Minimal impact, installed at existing porch roof
locations and obscured by existing grillework

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Drawing No.

A-201

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1 NORTH ELEVATION - PRESENT DAY
N.T.S.



2 WEST ELEVATION - PRESENT DAY
N.T.S.

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SLATE ROOF AT TURRET

BOX GUTTER AT CORNICE

SECOND FLOOR WINDOW

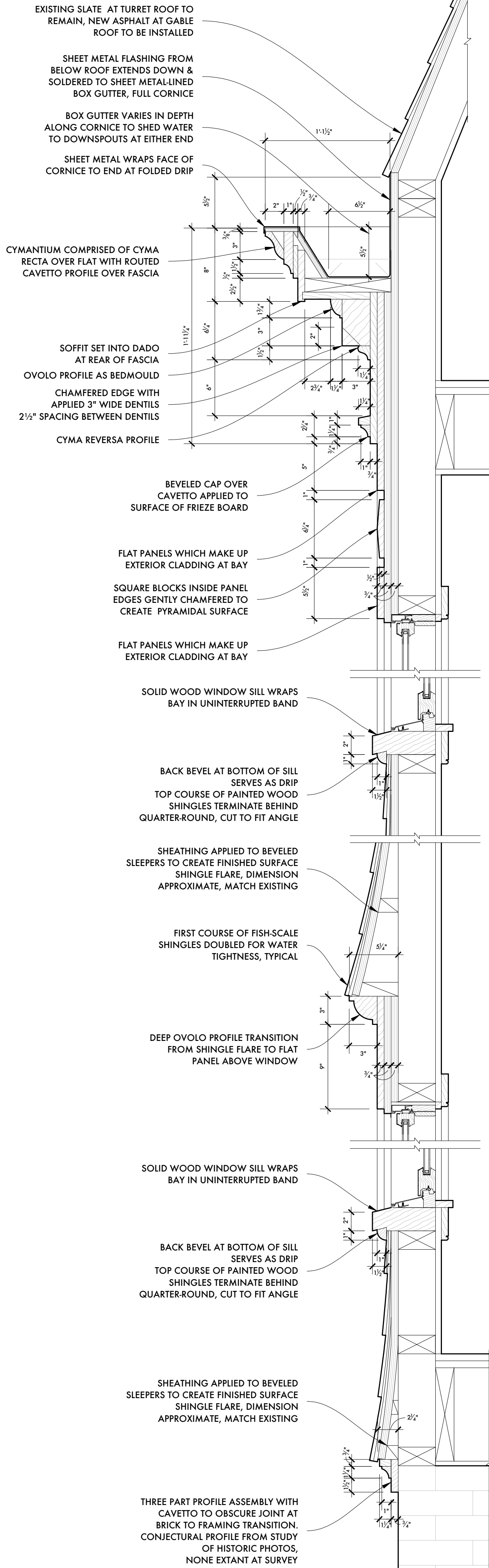
UPPER SHINGLE FLARE

FIRST FLOOR WINDOW

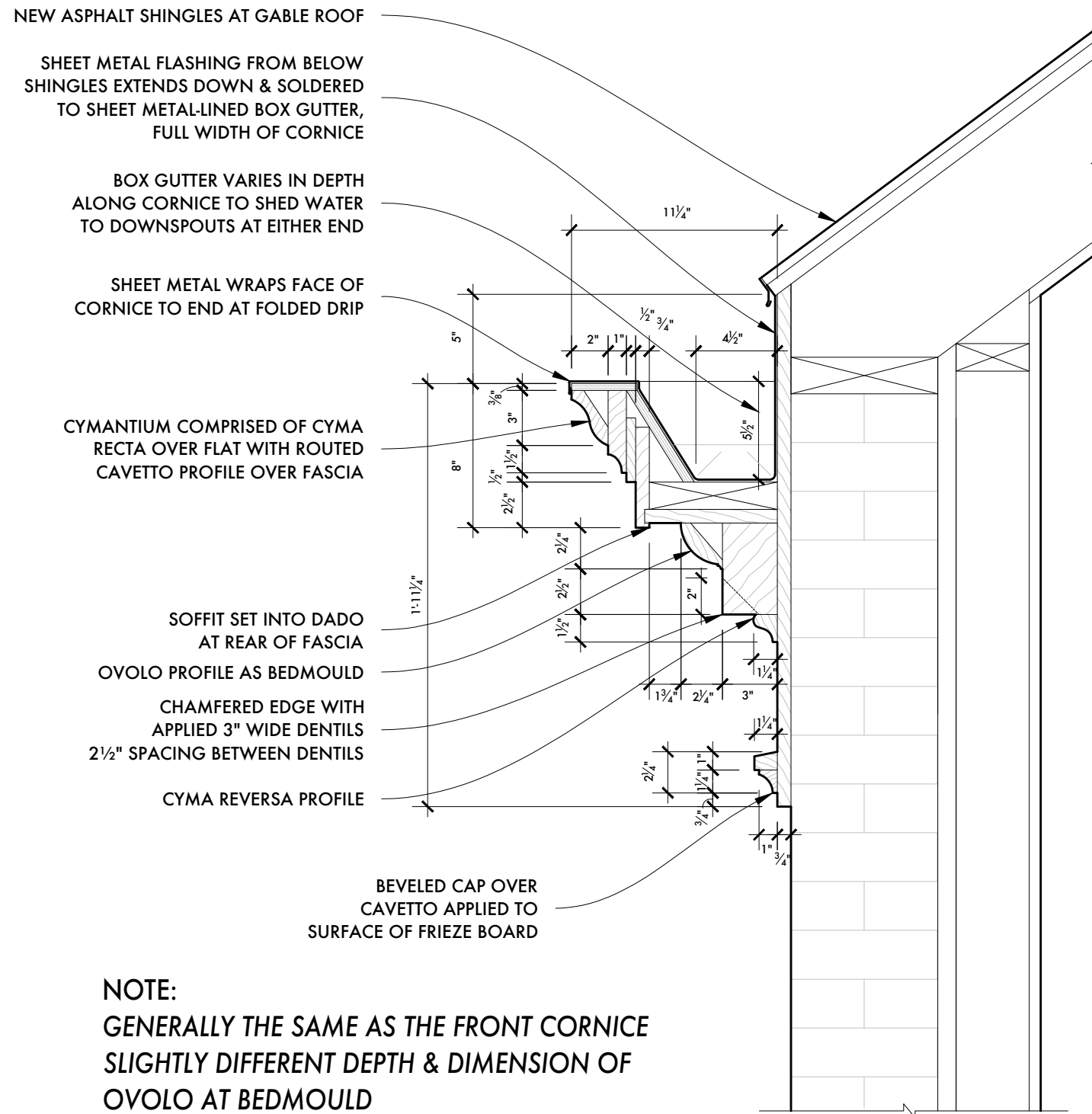
LOWER SHINGLE FLARE

BRICK WALL AT BASEMENT LEVEL

1
3/4" = 1'-0"

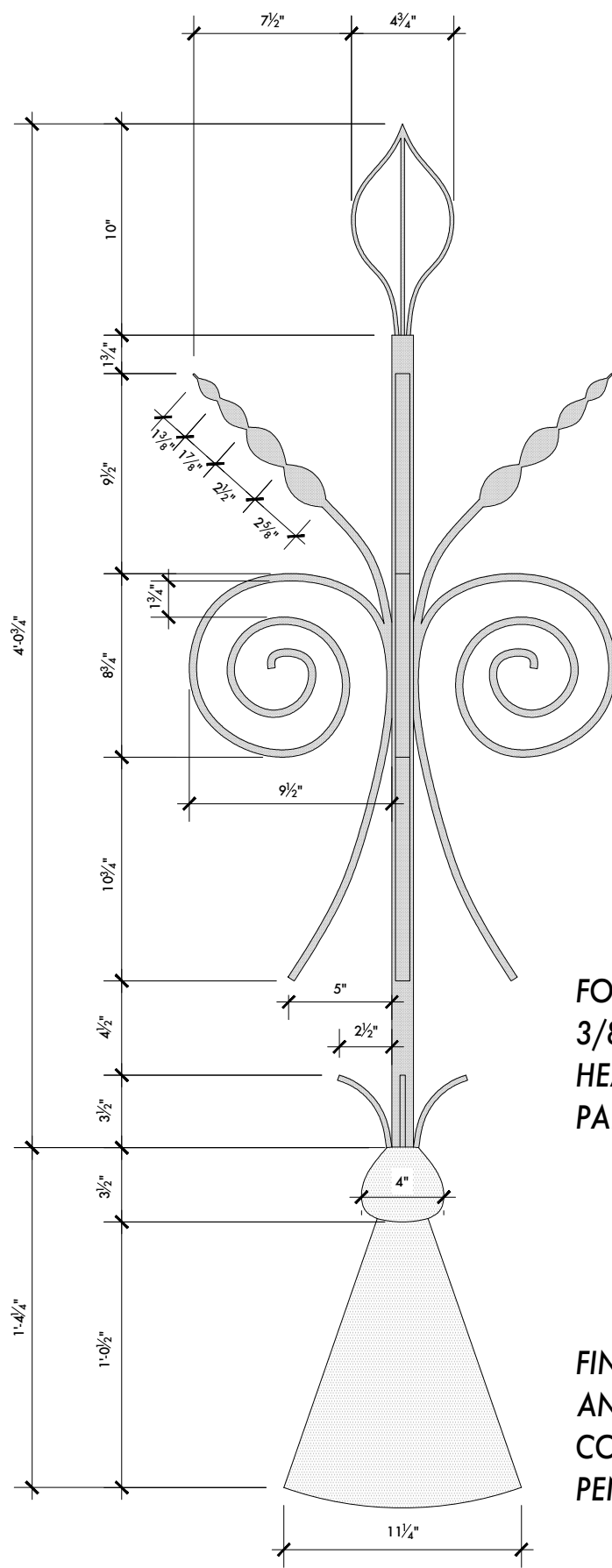


2
1-1/2" = 1'-0"



NOTE:
GENERALLY THE SAME AS THE FRONT CORNICE
SLIGHTLY DIFFERENT DEPTH & DIMENSION OF OVOLO AT BEDMOULD

3
1-1/2" = 1'-0"



4
1-1/2" = 1'-0"



6
N.T.S.



5
N.T.S.

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GENERAL CONTRACTOR

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278 Mill Street, Suite 100
Poughkeepsie, NY 126091
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Issue	Revision/Date
HDLPC SUBMISSION	04.08.22

ARNOUT CANNON HOUSE

204 Church Street
Poughkeepsie, NY 12601

EXTERIOR DETAILS / PROFILES

Drawing No.

A-500

Page No.

Original Issue Date

Drawn by **ATR**

Scale **as noted**

WINDOW SCHEDULE																
WINDOW #	LOCATION	EXISTING CONDITION	PROPOSED CONDITION	MANUFACTURER & MODEL	ROUGH OPENING	GLAZING	MUNTIN	JAMB	STOOL	INT. FINISH	EXT. FINISH	CASINGS/SUBSILL	SCREEN/STORM	HARDWARE	EGRESS	NOTES
BASEMENT																
001	Storage 001	Original wood casement windows, damaged sashes, deteriorated paint & missing glazing	Window to remain, protected by new aluminum frame storm window, repaired & repainted	Original window to remain	masonry opening 3'-0"W X 2'-10"H arch top	Storm panel - wood-insulated Lexan	N/A	Wood	Wood	Painted in field	Window & storm frame - painted to match Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Single aluminum storm frame - black fiberglass screen	Storm window hardware by Allied	N/A	Existing window will require cleaning & repainting. Glazing repair & putty replacement
002	Storage 001	Window & all associated wooden components are missing	Brick infill to match existing coursing, color, mortar, tooling, etc. Set back in opening to create shadow line & retain opening shape	N/A	masonry opening 3'-0"W X 2'-10"H arch top	N/A										Brick infill, no window
003	Mechanical Room 002	Window & all associated wooden components are missing	Brick infill to match existing coursing, color, mortar, tooling, etc. Set back in opening to create shadow line & retain opening shape	N/A	masonry opening 3'-0"W X 2'-10"H arch top	N/A										Brick infill, no window
004	Mechanical Room 002	Window & all associated wooden components are missing	Brick infill to match existing coursing, color, mortar, tooling, etc. Set back in opening to create shadow line & retain opening shape	N/A	masonry opening 3'-0"W X 2'-10"H arch top	N/A										Brick infill, no window
005	Storage 004	Window & all associated wooden components are missing	Brick infill to match existing coursing, color, mortar, tooling, etc. Set back in opening to create shadow line & retain opening shape	N/A	masonry opening 2'-2"W X 2'-10"H arch top	N/A										Brick infill, no window
006	Storage 004	Window & all associated wooden components are missing	Brick infill to match existing coursing, color, mortar, tooling, etc. Set back in opening to create shadow line & retain opening shape	N/A	masonry opening 2'-2"W X 2'-10"H arch top	N/A										Brick infill, no window
007	Utility Room 003	Original wood casement windows, deteriorated paint, behind existing brick infill	Window to remain, protected by existing brick exterior, repaint to protect window	Original window to remain	masonry opening 6'-0"W X 2'-10"H arch top	N/A										Brick infill, windows remain intact inside, clean, stabilize & repaint
008	Utility Room 003	Original wood casement windows, deteriorated paint, behind existing brick infill	Window to remain, protected by existing brick exterior, repaint to protect window	Original window to remain		N/A										
FIRST FLOOR																
101	Studio 101	Painted wood window of correct width but incorrect height, white painted aluminum triple track storm	New exterior clad wood window, double hung. New painted wood casings, trim inside & out.	Pella Architect Series Model #3371	masonry opening 3'-0"W X 6'-5"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
102	Studio 101	Painted wood window of correct width but incorrect height, missing bottom sash, white painted aluminum triple track storm	New exterior clad wood window, double hung. New painted wood casings, trim inside & out.	Pella Architect Series Model #3371	masonry opening 3'-0"W X 6'-5"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
103	Kitchenette 102	Painted wood window of correct width & height, missing/broken glass, missing top sash, damaged jambs & sill, white painted aluminum triple track storm	New exterior clad wood window, double hung. New painted wood casings, trim inside & out.	Pella Architect Series Model #3371	masonry opening 3'-0"W X 6'-5"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
104	Kitchenette 102	Painted wood window of correct width & height, missing all glass, missing bottom sash, damaged jambs & sill, white painted aluminum triple track storm	New exterior clad wood window, double hung. New painted wood casings, trim inside & out.	Pella Architect Series Model #3371	masonry opening 3'-0"W X 6'-5"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
105	Studio 103	Painted wood window of correct width & height, damaged glass, damaged jambs & sill, white painted aluminum triple track storm	New exterior clad wood window, double hung. New painted wood casings, exterior. Interior trim to remain, repainted.	Pella Architect Series Model #3371	masonry opening 6'-1"W X 6'-5"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
106	Studio 103	Painted wood window of correct width & height, damaged glass, damaged bottom sash, damaged jambs & sill, white painted aluminum triple track storm	New exterior clad wood window, double hung. New painted wood casings, exterior. Interior trim to remain, repainted.	Pella Architect Series Model #3371		Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
107	Studio 104	Contemporary white vinyl, insert replacement, double hung window. Broken/missing glass bottom sash	New exterior clad wood window, double hung. Exterior trim to remain, repainted. Interior trim to be replaced.	Pella Architect Series Model #2971	framed opening 2'-3"W X 6'-0"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repainted existing wood to match half color interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
108	Studio 104	Contemporary white vinyl, insert replacement, double hung window	New exterior clad wood window, double hung. Exterior trim to remain, repainted. Interior trim to be replaced.	Pella Architect Series Model #2571	framed opening 2'-1"W X 6'-0"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repainted existing wood to match half color interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
109	Studio 104	Contemporary white vinyl, insert replacement, double hung windows. Broken/missing glass bottom sash	New exterior clad wood window, double hung. Exterior trim to remain, repainted. Interior trim to be replaced.	Pella Architect Series Model #2971	framed opening 2'-3"W X 6'-0"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repainted existing wood to match half color interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
SECOND FLOOR																
201	Studio 201	Components of the painted wood jamb & sill remain, window sashes missing, exterior flat brickmould remains, no interior trim/finishes remain	New exterior clad wood window, double hung. New painted wood casings, exterior. Interior trim to be replaced.	Pella Architect Series Model #3365	masonry opening 3'-0"W X 5'-11"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
202	Studio 201	No jamb, sills, sashes & casings remain. No interior trim/finishes remain	New exterior clad wood window, double hung. Exterior trim to remain, repainted. Interior trim to be replaced.	Pella Architect Series Model #3365	masonry opening 3'-0"W X 5'-11"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
203	Studio 202	Components of the painted wood jamb & sill remain, aluminum storm remains, window sashes missing, exterior flat brickmould remains, no interior trim/finishes remain	New exterior clad wood window, double hung. Exterior trim to remain, repainted. Interior trim to be replaced.	Pella Architect Series Model #2165	masonry opening 2'-0"W X 5'-11"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
204	Studio 202	Components of the painted wood jamb & sill remain, aluminum storm remains, window sashes missing, exterior flat brickmould remains	New exterior clad wood window, double hung. New painted wood casings, exterior. Interior trim to remain, repainted.	Pella Architect Series Model #3365	masonry opening 3'-0"W X 5'-11"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: reuse existing casings, repaint	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
205	Studio 203	Contemporary white vinyl, insert replacement, double hung windows. Broken/missing glass bottom sash	New exterior clad wood window, double hung. New painted wood casings, exterior. Interior trim to remain, repainted.	Pella Architect Series Model #3365	masonry opening 6'-1"W X 5'-11"H arch top	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: reuse existing casings, repaint	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
206	Studio 203	Contemporary white vinyl, insert replacement, double hung windows. Broken/missing glass bottom sash	New exterior clad wood window, double hung. New painted wood casings, exterior. Interior trim to remain, repainted.	Pella Architect Series Model #3365		Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: painted wood flat brickmould, match existing interior: reuse existing casings, repaint	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
207	Studio 204	No jamb, sills, sashes & casings remain. No interior trim/finishes remain. Deterioration has caused most exterior trim & cladding to be missing.	New exterior clad wood window, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Model #2965	framed opening 2'-3"W X 5'-5"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: replace wood trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
208	Studio 204	No jamb, sills, sashes & casings remain. No interior trim/finishes remain. Deterioration has caused most exterior trim & cladding to be missing.	New exterior clad wood window, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Model #2565	framed opening 2'-1"W X 5'-5"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: replace wood trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
209	Studio 204	Contemporary white vinyl, insert replacement, double hung window	New exterior clad wood window, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Model #2565	framed opening 2'-1"W X 5'-5"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
210	Studio 204	Contemporary white vinyl, insert replacement, double hung window	New exterior clad wood window, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Model #2965	framed opening 2'-3"W X 5'-5"H	Dual pane insulating glass	N/A	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
THIRD FLOOR																
301	Studio 302	Contemporary white vinyl, insert replacement, double hung window	New exterior clad wood window, two over two, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Modified Model #3347	framed opening 2'-10 1/2"W X 4'-3"H	Dual pane insulating glass	1" ege Integral Light Tech. w/ metal spacer	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
302	Studio 301	Original wood two over two, double hung window, deteriorated paint & some missing glazing, aluminum triple track storm window	Window to remain, repaired & repainted, repaint storm for future protection	Original 2 over 2 wood window to remain	masonry opening 2'-11 1/2"W X 4'-6 1/2"H arch top	N/A	N/A	N/A	Painted Wood	Painted in field, color to be determined	Window & storm frame - painted to match Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Existing storm to remain, repainted to match window	Matte Black, spoon-style sash lock	N/A	Existing window will require cleaning & repainting. Glazing repair & putty replacement
303	Studio 301	Original window missing, casings & sill remain	New exterior clad wood window, two over two, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Model #3353	masonry opening 2'-11 1/2"W X 4'-6 1/2"H arch top	Dual pane insulating glass	1" ege Integral Light Tech. w/ metal spacer	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
304	Studio 303	Original wood two over two, double hung window, deteriorated paint & some missing glazing, aluminum triple track storm window	Window to remain, repaired & repainted, repaint storm for future protection	Original 2 over 2 wood window to remain	masonry opening 2'-11 1/2"W X 4'-6 1/2"H arch top	N/A	N/A	N/A	Painted Wood	Painted in field, color to be determined	Window & storm frame - painted to match Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Existing storm to remain, repainted to match window	Matte Black, spoon-style sash lock	N/A	Existing window will require cleaning & repainting. Glazing repair & putty replacement
305	Studio 303	Contemporary white vinyl, insert replacement, double hung window	New exterior clad wood window, two over two, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Modified Model #3347	framed opening 2'-10 1/2"W X 4'-3"H	Dual pane insulating glass	1" ege Integral Light Tech. w/ metal spacer	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
306	Studio 304	Components of the painted wood jamb & sill damaged and missing, window sashes missing, painted exterior trim remains	New exterior clad wood window, two over two, double hung. Exterior trim to be replaced, repainted. Interior trim to be replaced.	Pella Architect Series Modified Model #3347	framed opening 2'-10 1/2"W X 4'-3"H	Dual pane insulating glass	1" ege Integral Light Tech. w/ metal spacer	Clad Wood	Painted Wood	Painted in field, color to be determined	Pella's Hartford Green	Exterior: repair existing trim & cladding, match existing interior: see A-500 profiles	Factory finished aluminum frame to match windows, black fiberglass screen	Matte Black, spoon-style sash lock	N/A	New window selected to match historic dimensions & details that remain on site
ROOF																
401	Roof	Skylight and roof penetration missing, covered by prior re-roofing campaign. Light shaft framing remains.	New exterior clad wood roof window, interior finishes and trim to be replaced.	Velux Deck Mounted Fixed Skylight #FS M06 2004	framed opening 4'-0"W X 4'-2 1/2"H	Dual pane insulating glass	N/A	N/A	N/A	Painted in field	Factory dark gray finish	N/A	N/A	N/A	N/A	New skylight installed over existing light shaft, contemporary design not visible from the primary exterior vantage point

WINDOW NOTES:

- INCLUDE NAILING FLANGES WHERE REQUIRED
- EXTERIOR CASING: AS INDICATED ON DRAWINGS
- INTERIOR CASING AND SILLS: AS INDICATED ON DRAWINGS
- SASH LOCK AND LIFT HARDWARE INCLUDED IN SCHEDULE
- ALL LIGHT CUTS TO USE DARK SPACER BARS
- INSULATING LOW E GLASS
- INTERIOR WOOD PRIMED WHITE FROM MANUFACTURER
- CONFIRM ALL JAMB DEPTHS WITH FINISH CARPENTER
- CONFIRM NEED FOR SCREENS WITH OWNER BEFORE PLACING ORDER
- ALL HOUSE WRAP PENETRATIONS PER MANUFACTURERS SPECIFICATIONS
- INSTALLATION OF ALL WINDOWS TO BE EXPLICITLY BY MANUFACTURERS SPECIFICATIONS
- PELLA ARCHITECT SERIES WINDOWS IN THIS SET - ALTERNATE MANUFACTURERS NOT ACCEPTABLE WITHOUT PRIOR APPROVAL AS DETAILS MAY NOT MATCH APPROVED
- WINDOW INSTALLER MUST INSTALL WINDOW WITH SILL PAN, SILL PITCHED TO THE EXTERIOR AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS

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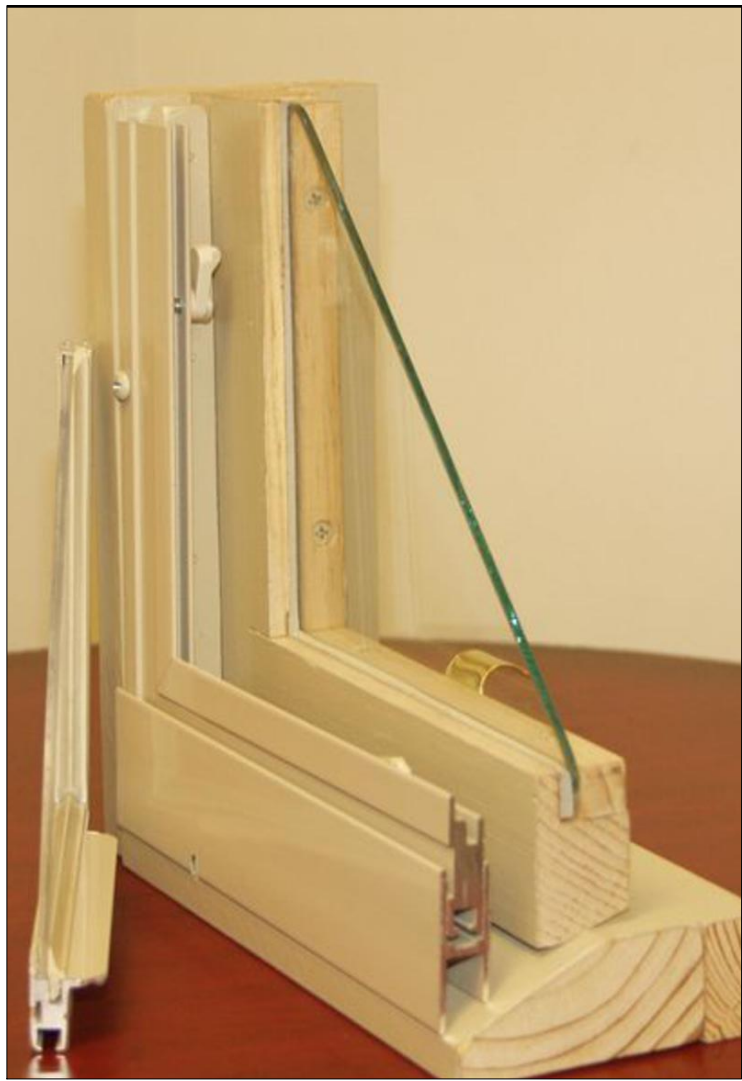
Pella Architect Series Double Hung
Exterior View
muntin design & color shown not representative of proposal



Pella "Integral Light Technology"
ogee muntin profile with metal spacer



Evidence of a historic dark green window sash & brick mould paint finish was found at the remnants of front and rear windows where later dark red paint has flaked away or where gaps in trim have spread apart.



Allied Window Company Aluminum Storm
Section view at sample window
removable from the interior for security



Pella Architect Series Double Hung
Interior View
Finish shown not representative of proposal



Pella Factory Exterior Finish
Hartford Green



Allied Window Company Aluminum Storm
Exterior view
proposal painted to match window sashes

ROLLIN RESIDENTIAL DESIGN & HISTORIC PRESERVATION

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Issue	Revision/Date
HD LPC SUBMISSION	04.08.22

ARNOUT CANNON HOUSE

204 Church Street
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WINDOW SCHEDULE

Drawing No.

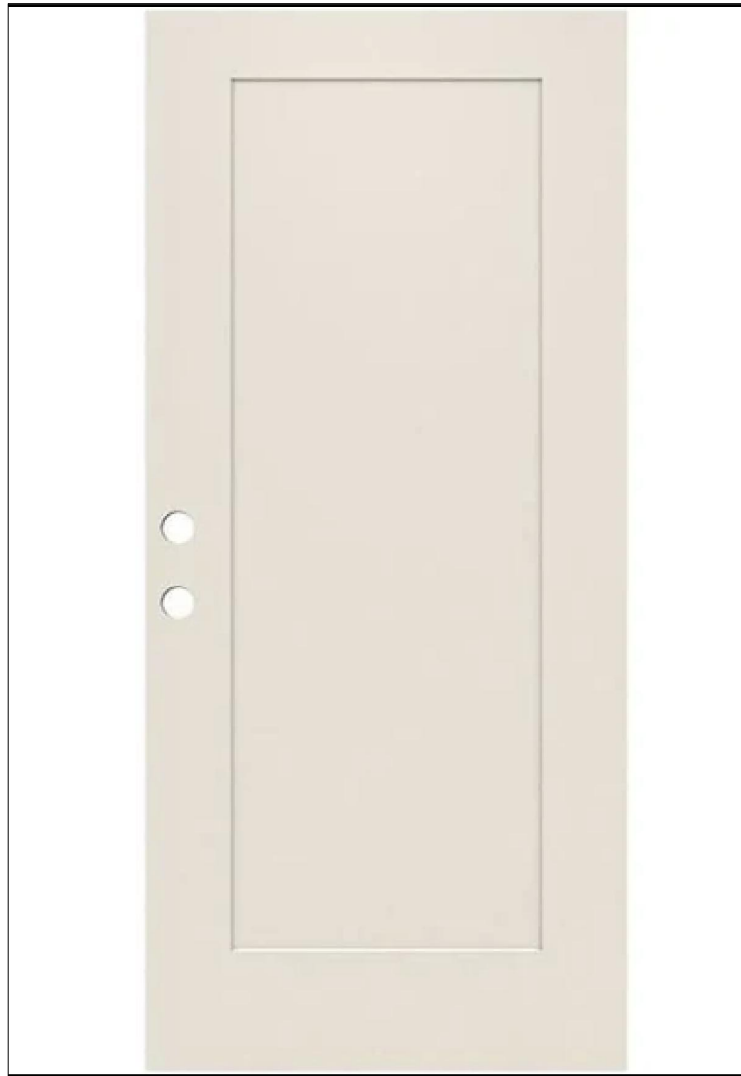
A-600

Page No.
Original Issue Date
Drawn by **ATR**
Scale **as noted**

DOOR SCHEDULE												
DOOR #	LOCATION	MANUFACTURER & MODEL	DOOR DIMENSION	THICK.	GLAZING	JAMB	SILL	INT. FINISH	EXT. FINISH	CASINGS	HARDWARE	NOTES
BASEMENT FLOOR												
001	Hall 005 Rear Entry	Jeld-Wen Contours, Primed Galvanized Steel, Single Panel, Shaker sticking, Security door	2'-10"W X 6'-8"H width limited by existing masonry opening	1 3/4"	N/A	Wood factory	Aluminum factory	Painted in field	Painted in field to match windows	Exterior: painted wood flat brickmould, match existing Interior: see A-500 profiles	Latch M2 (battery powered) electronic handle set Matte black finish	3 hinges, finish to match handles & latch set, self closing hardware required
002	Mechanical Room 002	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-6"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required "Field trimming required to adjust standard height door"
003	Storage 001	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-6"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required "Field trimming required to adjust standard height door"
004	Storage 004	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-6"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required "Field trimming required to adjust standard height door"
005	Utility Room 003	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-6"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required "Field trimming required to adjust standard height door"
FIRST FLOOR												
101	Hall 105 Rear Entry	Jeld-Wen Contours, Primed Galvanized Steel, Full view tempered glazing, Security door	2'-10"W X 7'-0"H width limited by existing masonry opening	1 3/4"	LowE4 Tempered	Wood factory	Aluminum factory - ADA compliant option	Painted in field	Painted in field to match windows	Exterior: painted wood flat brickmould, match existing Interior: see A-500 profiles	Latch M2 (battery powered) electronic handle set Matte black finish	3 hinges, finish to match handles & latch set, self closing hardware required
102	Accessible Bathroom 106	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required Include accessible "All Gender" restroom signage.
103	Studio 101	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim No key, passage lever, matte black finish	3 hinges in matte black finish, self closing required
104	Hall 105	Custom fabricated Interior door, primed, Single Panel, Shaker sticking [match others]	2'-6"W X 7'-0"H	1 3/4"	N/A	Wood	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim No key, passage lever, matte black finish	3 hinges in matte black finish, self closing required
105	Studio 103	Original closet door to remain	2'-1"W X 7'-0"H	N/A	N/A	N/A	N/A	Re stain to match as needed	Re stain to match as needed	Existing to remain, re stain as needed	Existing to remain	2 panels are broken/missing. Replace in kind and stain to match existing
106	Studio 103	Original closet door to remain	2'-1"W X 7'-0"H	N/A	N/A	N/A	N/A	Re stain to match as needed	Re stain to match as needed	Existing to remain, re stain as needed	Existing to remain	
107	Studio 103	Original double paneled door to remain	4'-4"W X 8'-3"H	N/A	N/A	N/A	N/A	Re stain to match as needed	Re stain to match as needed	Interior existing to remain, re stain as needed. Hallway side, see A-500	Existing hinges to remain. Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	Schlage lever 6" Brass surface bolt, oil rubbed bronze finish, or floor to secure one side
108	Studio 104	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required "Field trimming required to adjust standard height door"
109	Hall 105 Front Entry	Original double paneled door to remain	4'-4"W X 8'-5"H	N/A	N/A	N/A	N/A	Repair to match as needed	Repair to match as needed	Interior existing to remain, re stain as needed. Hallway side, see A-500	Existing hinges to remain. Existing knobs to remain. Latch C2 (battery powered) electronic deadbolt. Matte black fin.	Self closing hardware required.
SECOND FLOOR												
201	Studio 202	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
202	Bathroom 206	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required. Include "All Gender" Restroom Signage.
203	Hall 205	Cased opening	3'-0"W X 6'-8"H	N/A	N/A	N/A	N/A	N/A	N/A	See A-500 for profiles	N/A	
204	Studio 201	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	2'-8"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim No key, passage lever, matte black finish	3 hinges in matte black finish
205	Studio 201	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
206	Studio 203	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	2'-8"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim No key, passage lever, matte black finish	3 hinges in matte black finish
207	Studio 203	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
208	Studio 204	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
THIRD FLOOR												
301	Studio 302	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
302	Studio 301	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
303	Studio 303	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
304	Studio 304	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	3'-0"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim Keyed, entry lock, matte black finish	3 hinges in matte black finish, self closing required
305	Studio 304	Brosco PR-11S Interior door, primed, Single Panel, Shaker sticking	2'-8"W X 6'-8"H	1 3/4"	N/A	Wood factory	N/A	Painted in field	Painted in field	See A-500 for profiles	Schlage Northbrook lever & Kinsler rim No key, passage lever, matte black finish	3 hinges in matte black finish



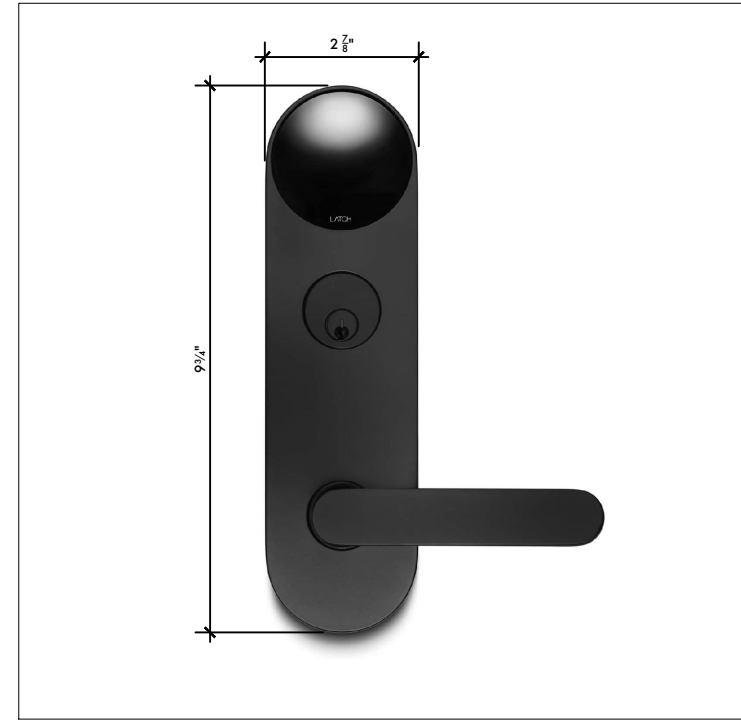
Jeld-Wen "Contours" Exterior Door with Full Glass
1st Floor Rear Entry Door
proposed to be painted green to match windows



Jeld-Wen "Contours" Exterior Door, Solid Panel
Basement Rear Entry Door
proposed to be painted green to match windows



LATCH "C2" Electronic Deadbolt
Exterior Front Door Security (existing knob remains)
matte black finish



LATCH "M2" Electronic Deadbolt & Latch
Exterior Rear Door Security (basement & first floor)
matte black finish



Brosco "PR-11S"
Typical New Interior Door
painted in field, color to be selected



Schlage "Northbrook" with "Kinsler" trim
Typical New Interior Door Handle - ADA compliant
matte black finish, typical new door hardware

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Issue	Revision/Date
HDLPC SUBMISSION	04.08.22

ARNOUT CANNON
HOUSE

204 Church Street
Poughkeepsie, NY 12601

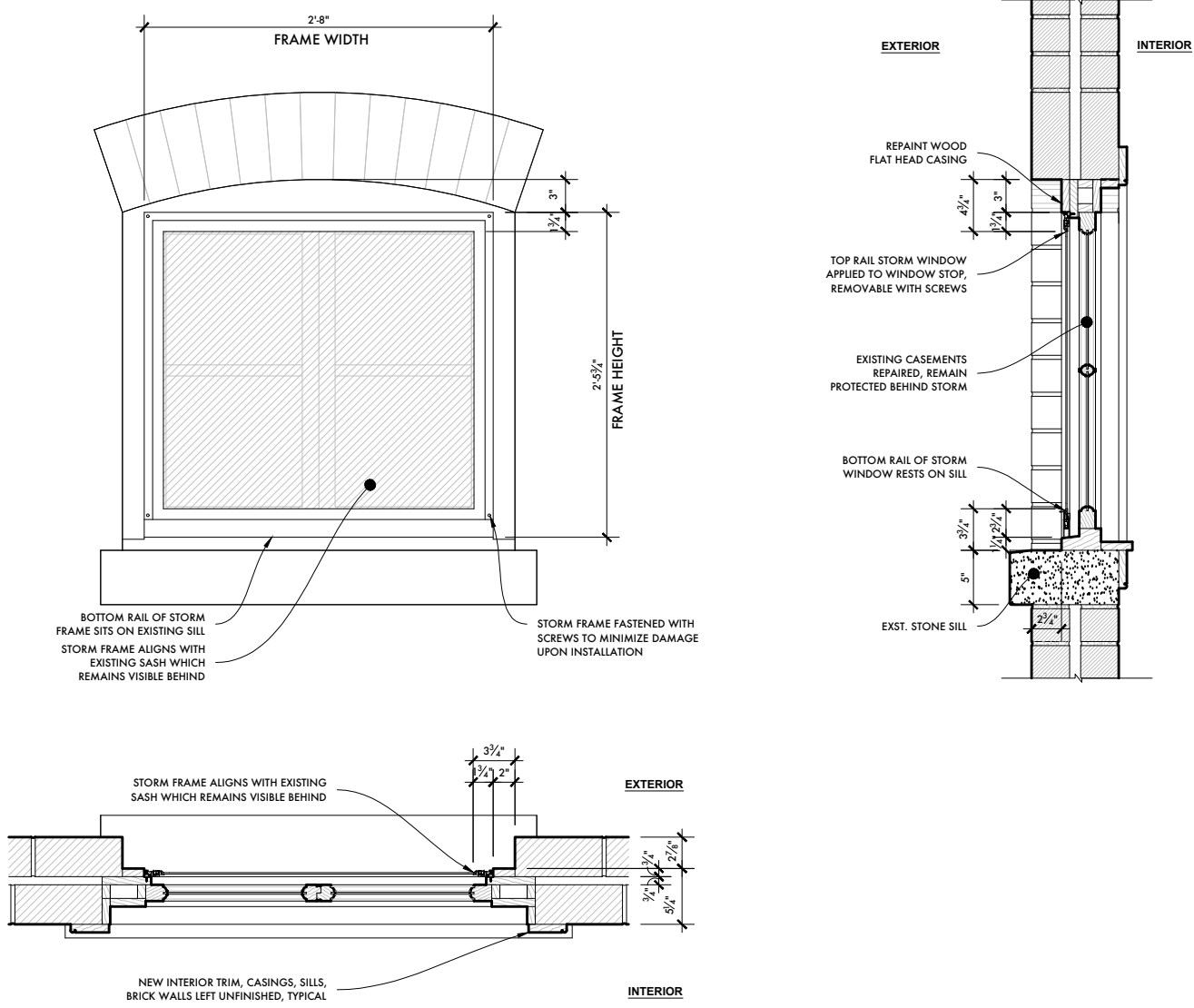
DOOR SCHEDULE

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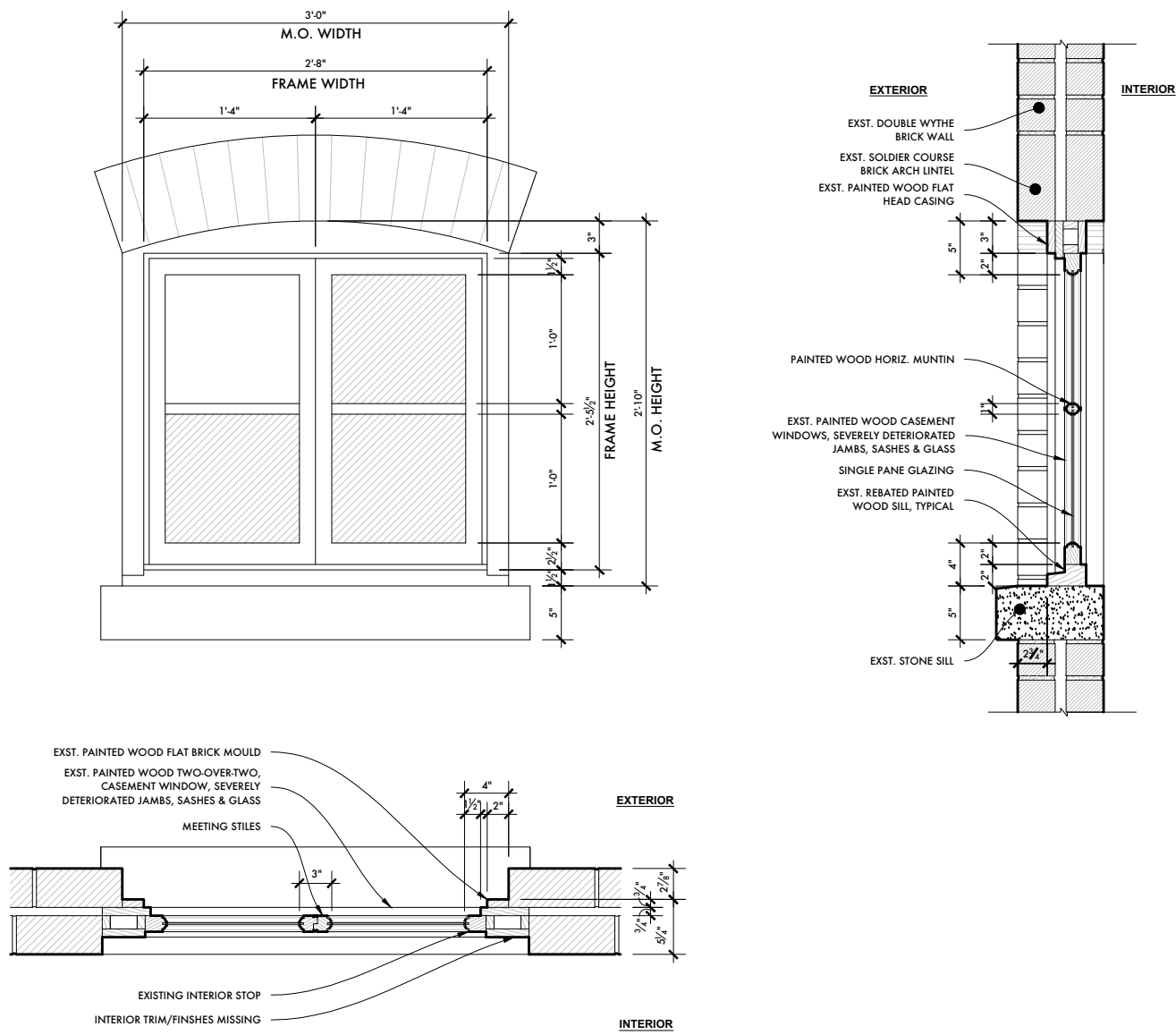
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Scale	as noted

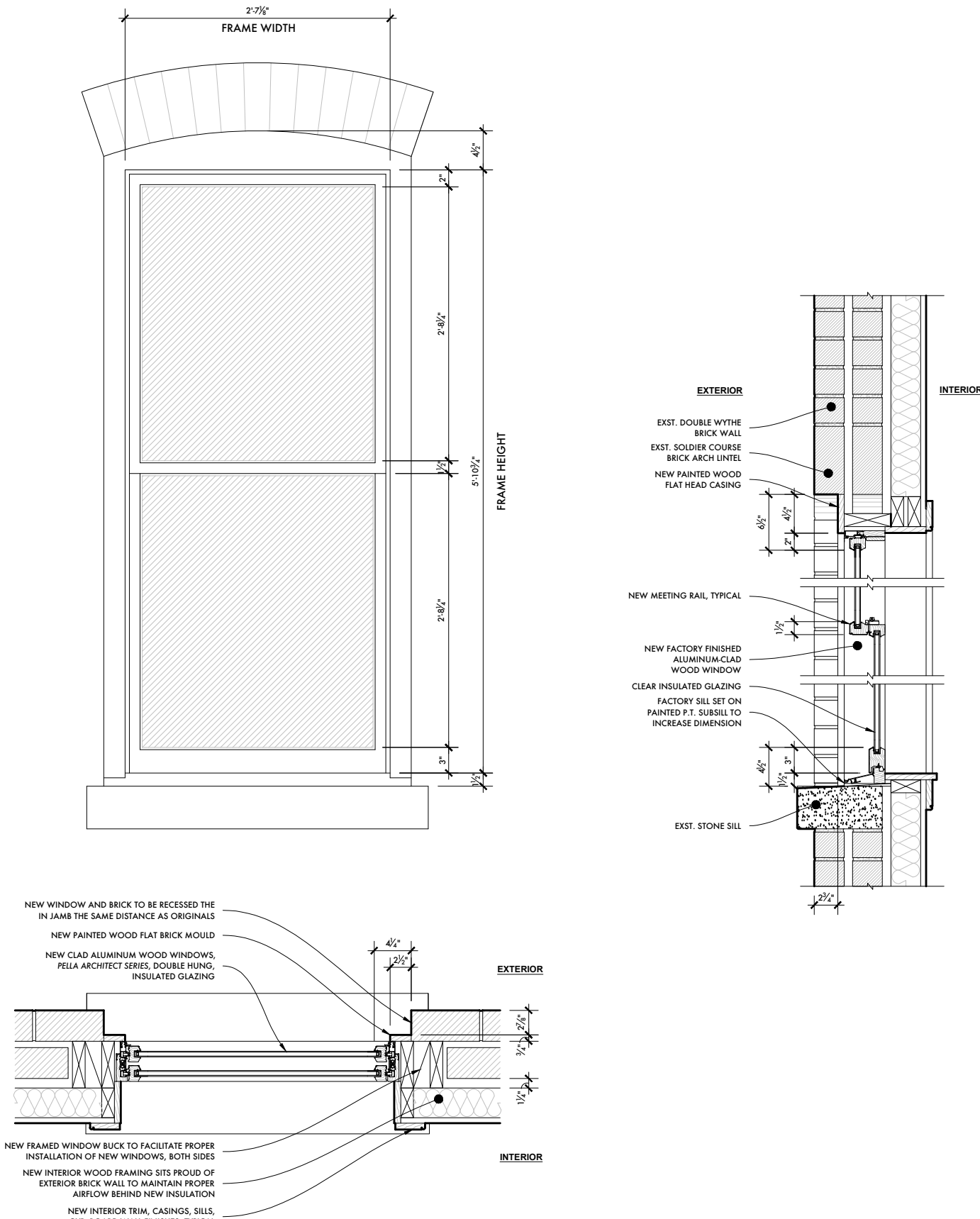
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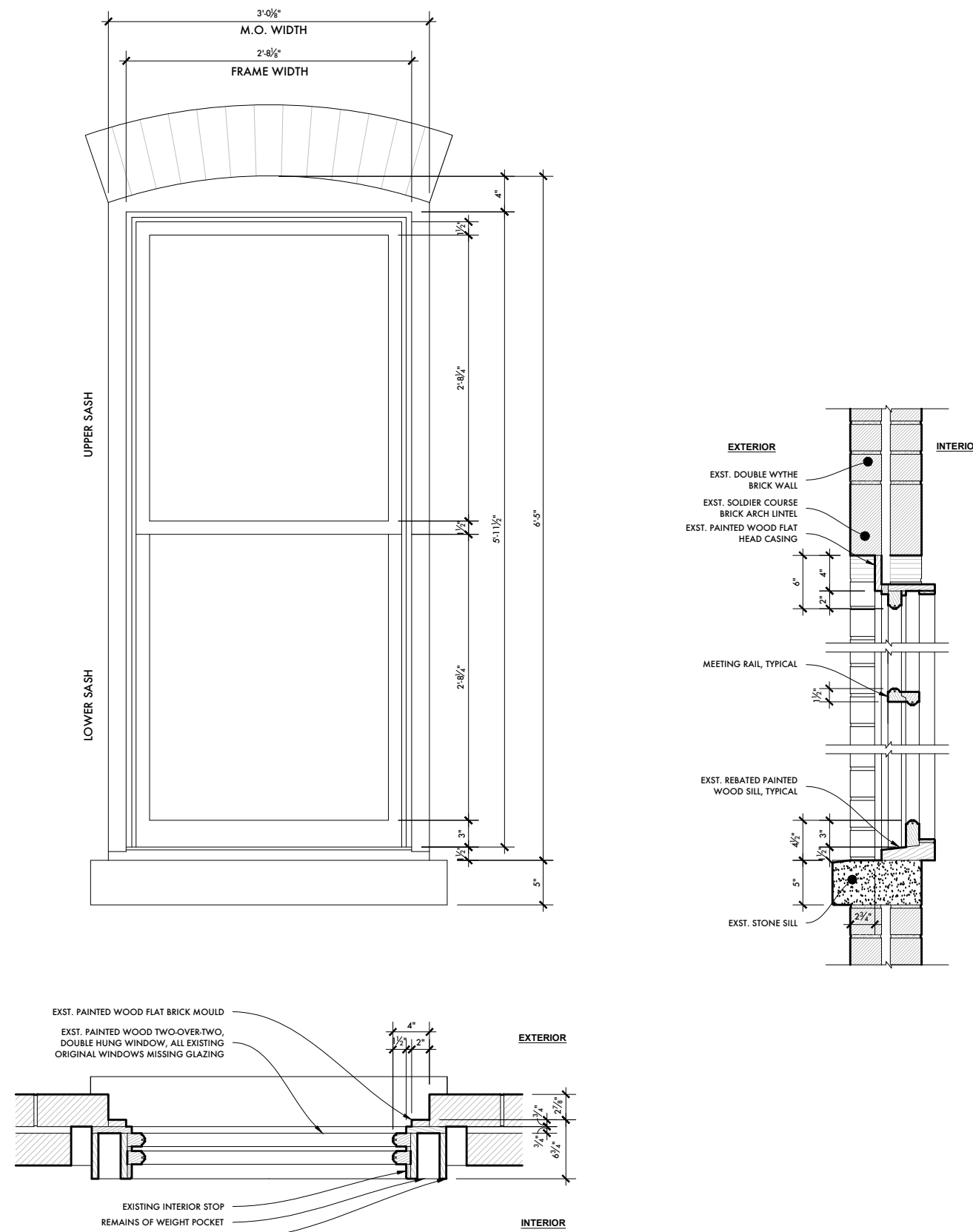
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3/4" = 1'-0"



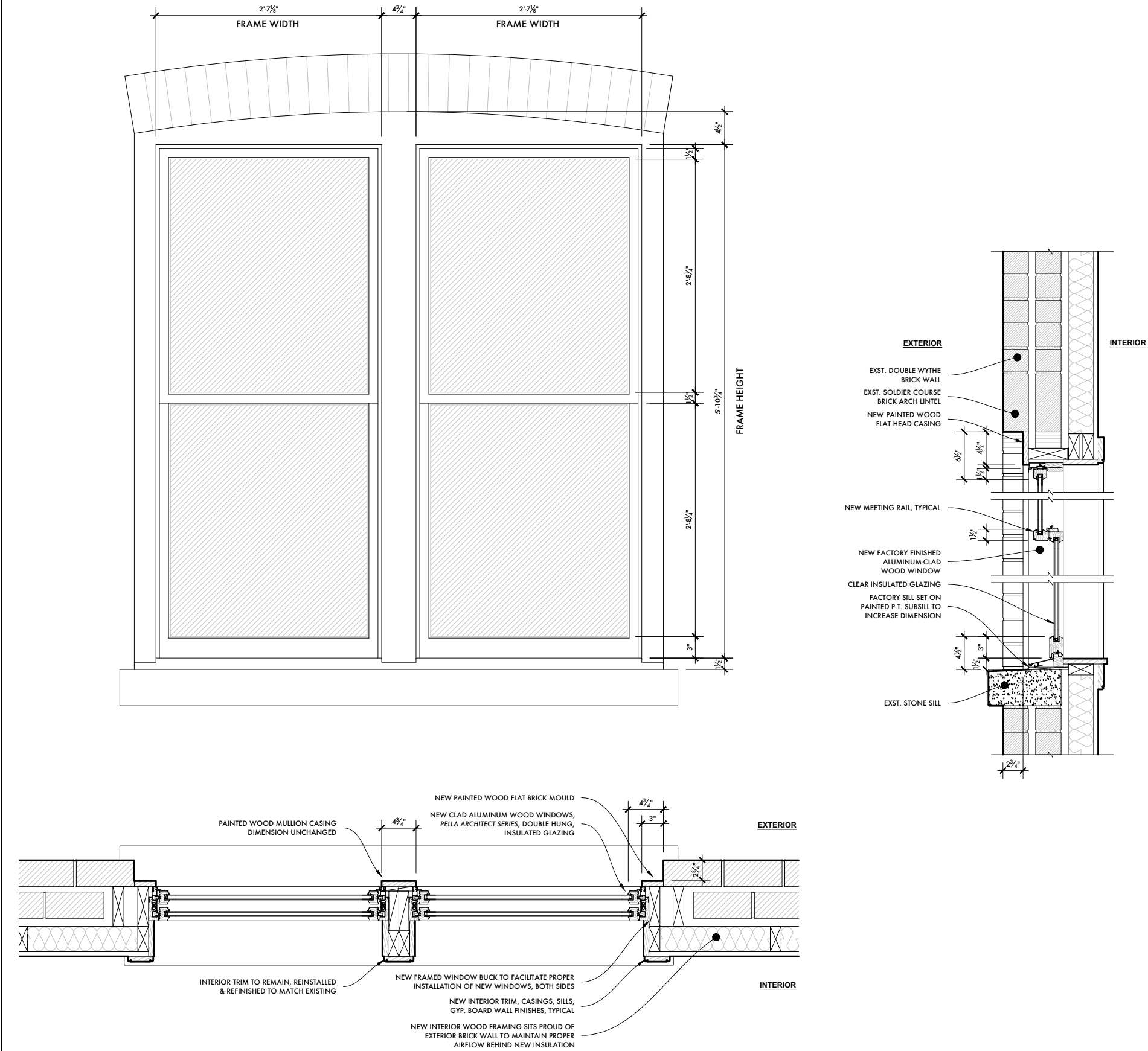
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3/4" = 1'-0"



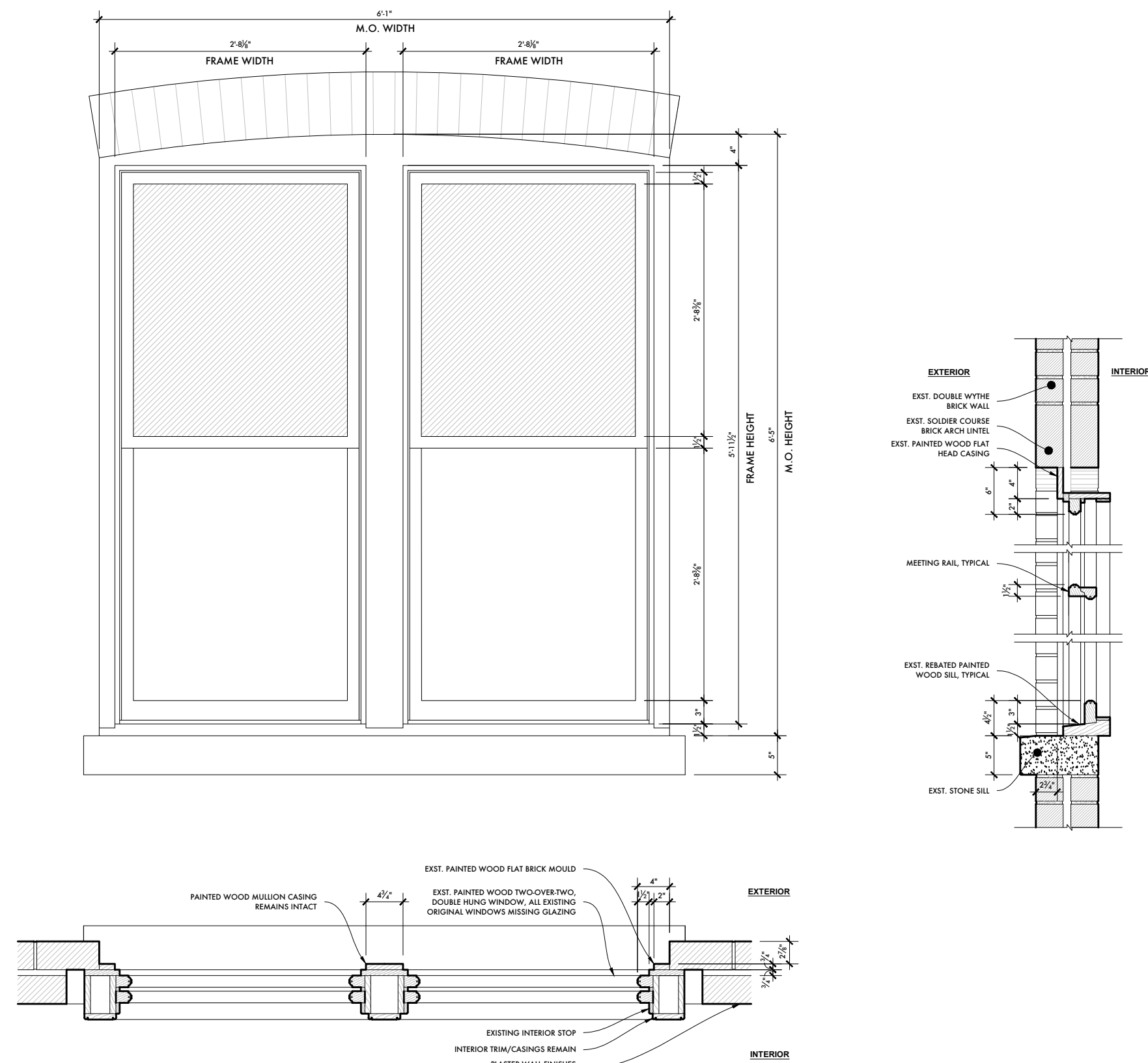
4 PROPOSED 1ST FLOOR DOUBLE HUNG WINDOW - REAR
3/4" = 1'-0"



3 EXISTING 1ST FLOOR DOUBLE HUNG WINDOW - REAR
3/4" = 1'-0"



6 PROPOSED 1ST FLOOR DOUBLE HUNG WINDOWS - FRONT
3/4" = 1'-0"



5 EXISTING 1ST FLOOR DOUBLE HUNG WINDOWS - FRONT
3/4" = 1'-0"

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Issue	Revision/Date
HDLPC SUBMISSION	04.08.22

ARNOUT CANNON
HOUSE

204 Church Street
Poughkeepsie, NY 12601

WINDOW DETAILS

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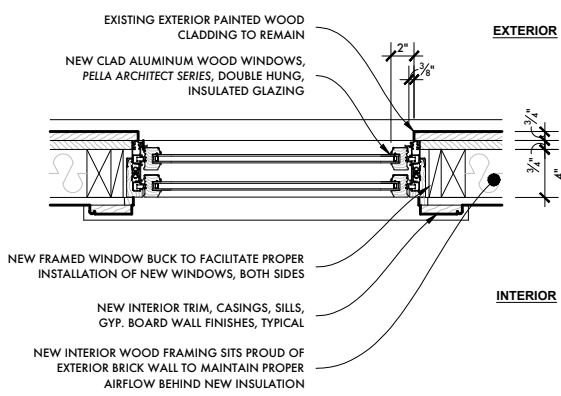
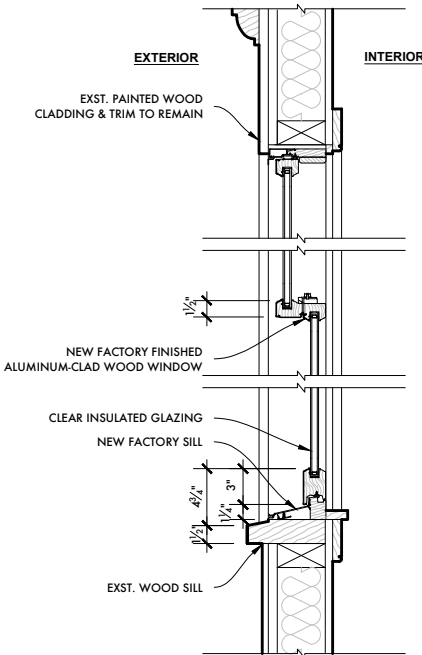
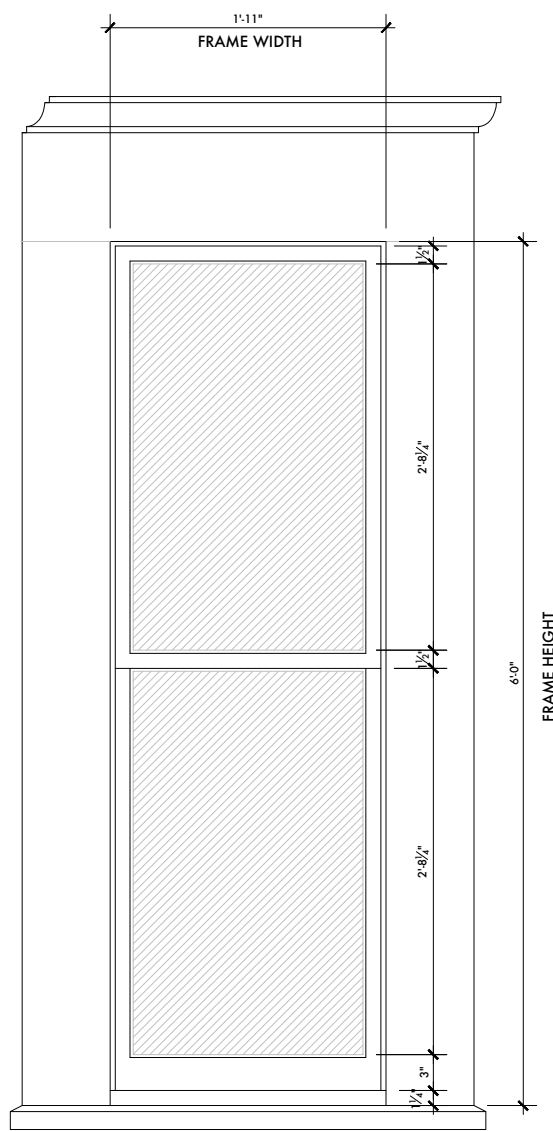
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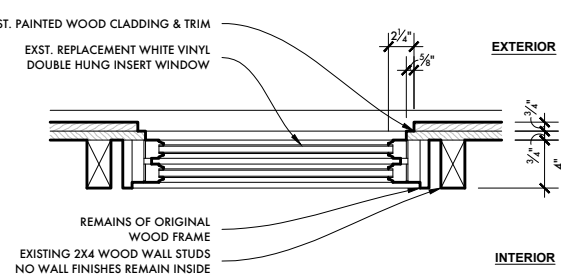
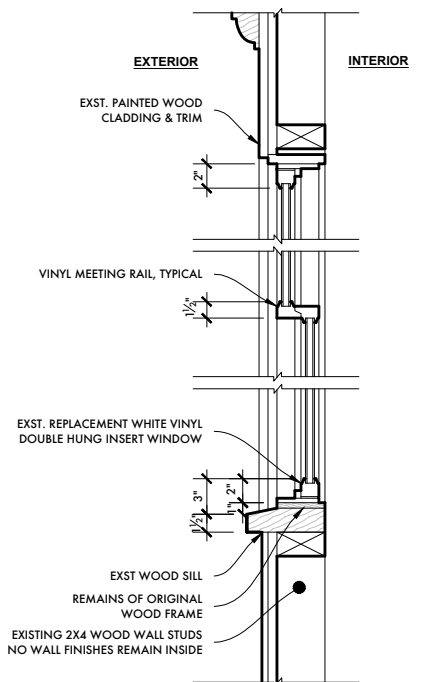
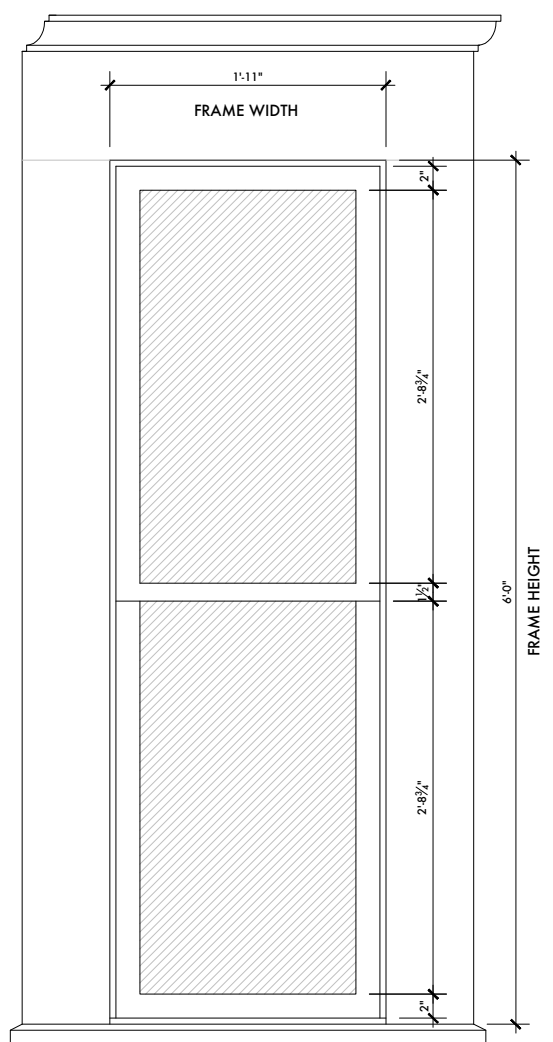
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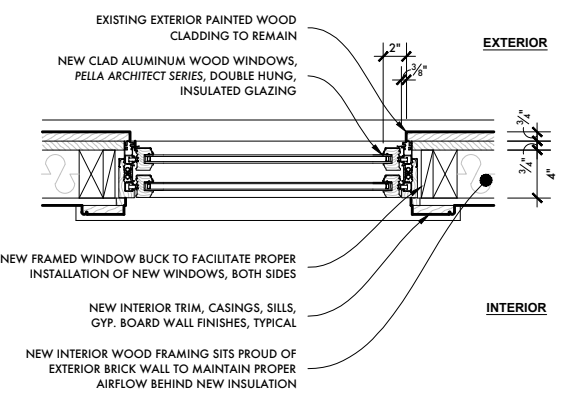
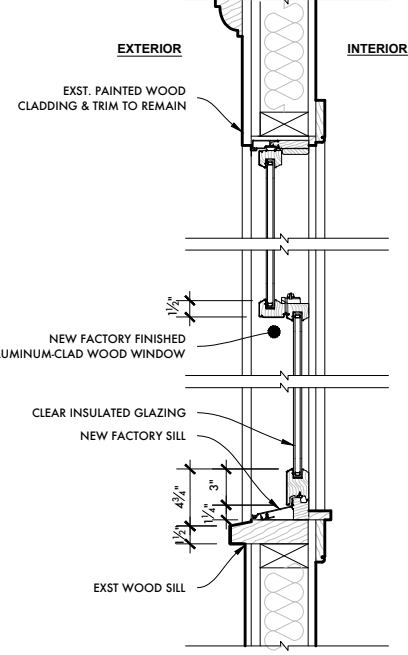
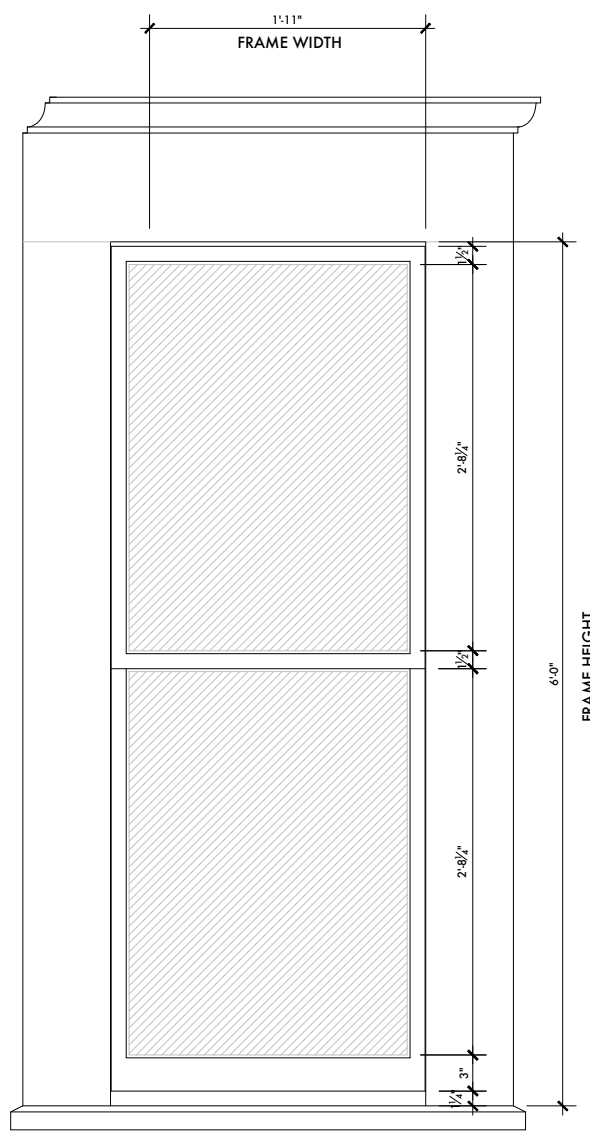
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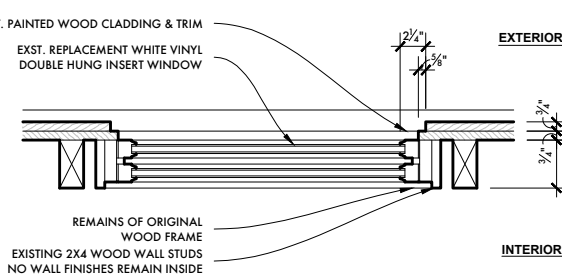
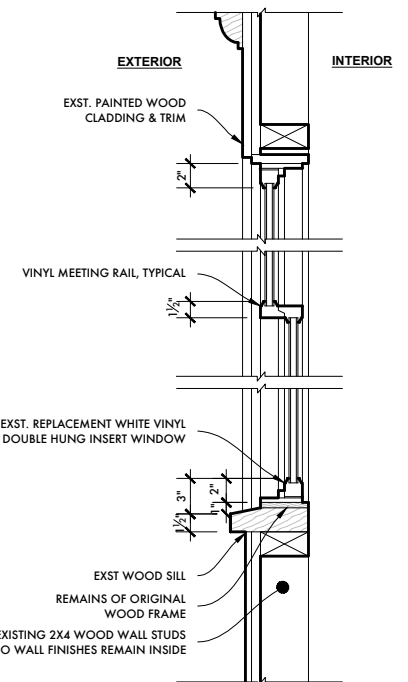
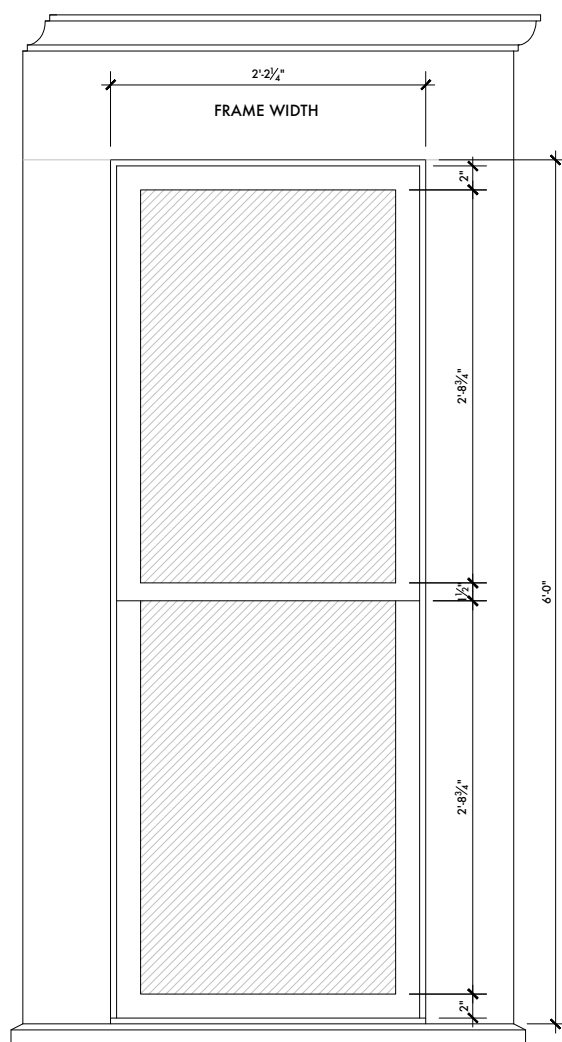
2 PROPOSED 1ST FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"



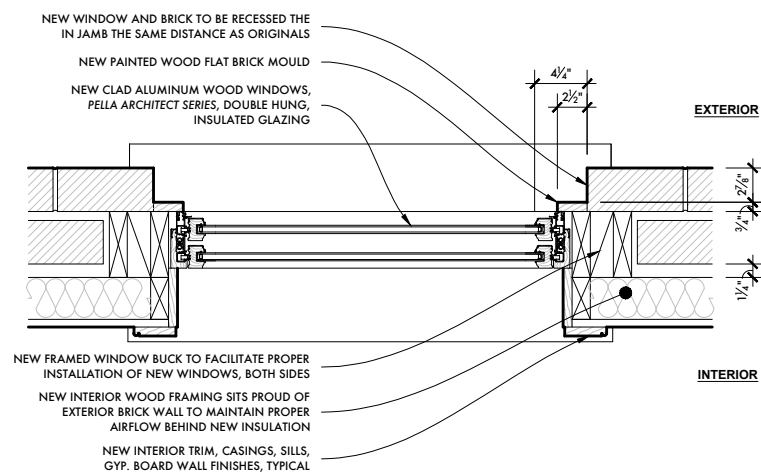
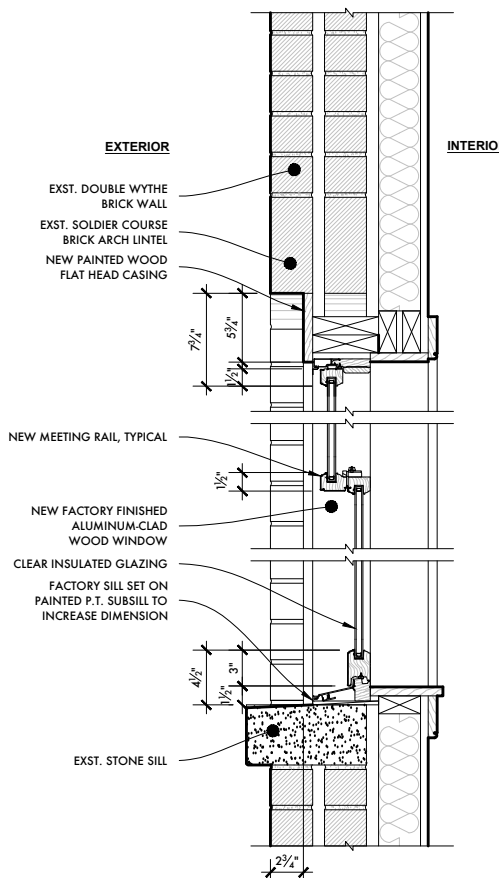
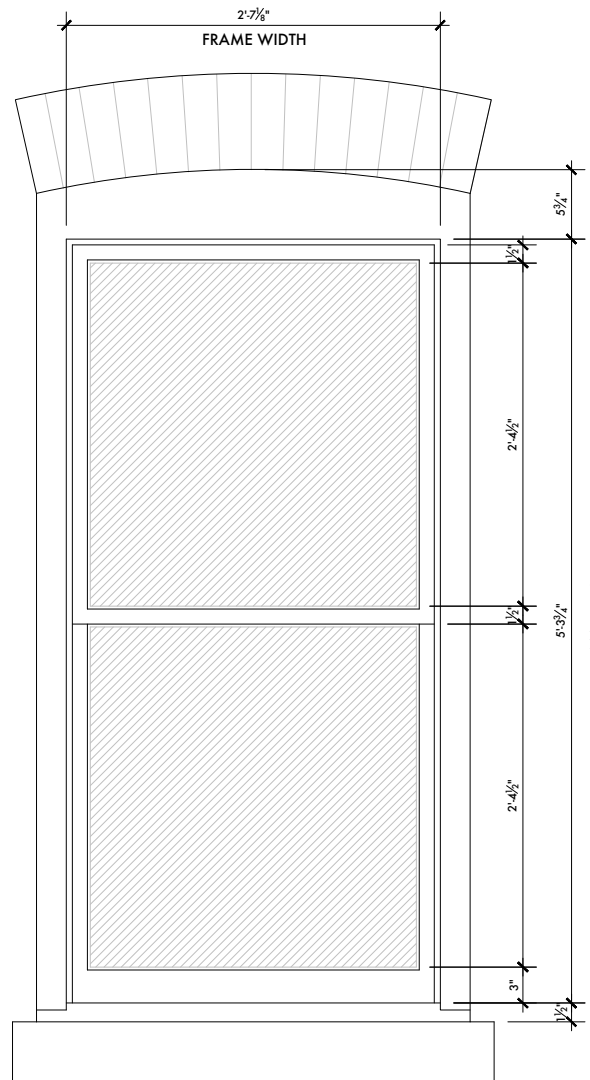
1 EXISTING 1ST FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"



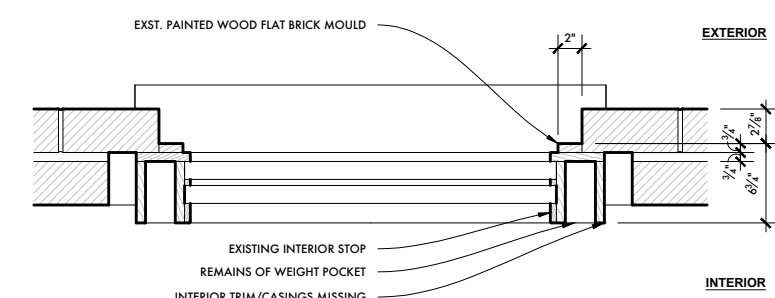
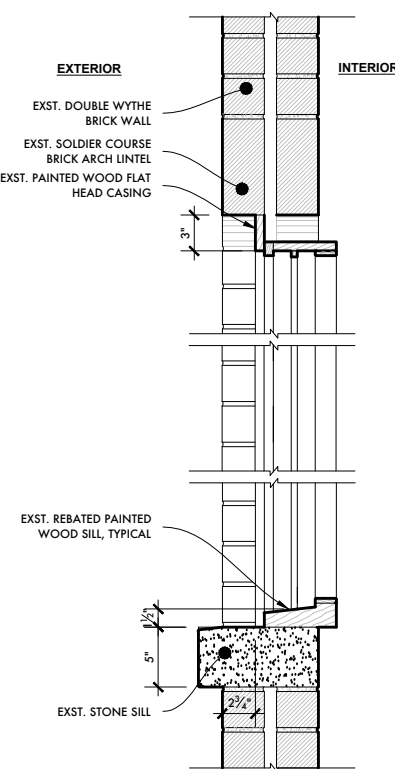
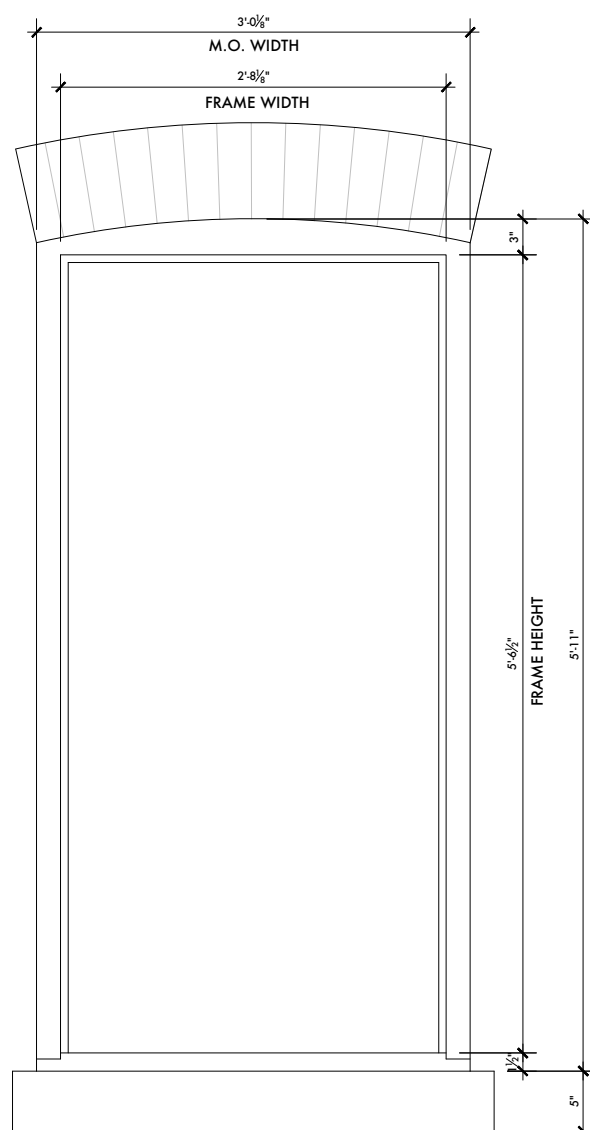
4 PROPOSED 1ST FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"



3 EXISTING 1ST FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"



6 PROPOSED 2ND FLOOR DOUBLE HUNG WINDOWS - REAR
3/4" = 1'-0"



5 EXISTING 2ND FLOOR DOUBLE HUNG WINDOWS - REAR
3/4" = 1'-0"

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Issue Revision/Date

HDIPC SUBMISSION 04.08.22

ARNOUT CANNON HOUSE

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Poughkeepsie, NY 12601

WINDOW DETAILS

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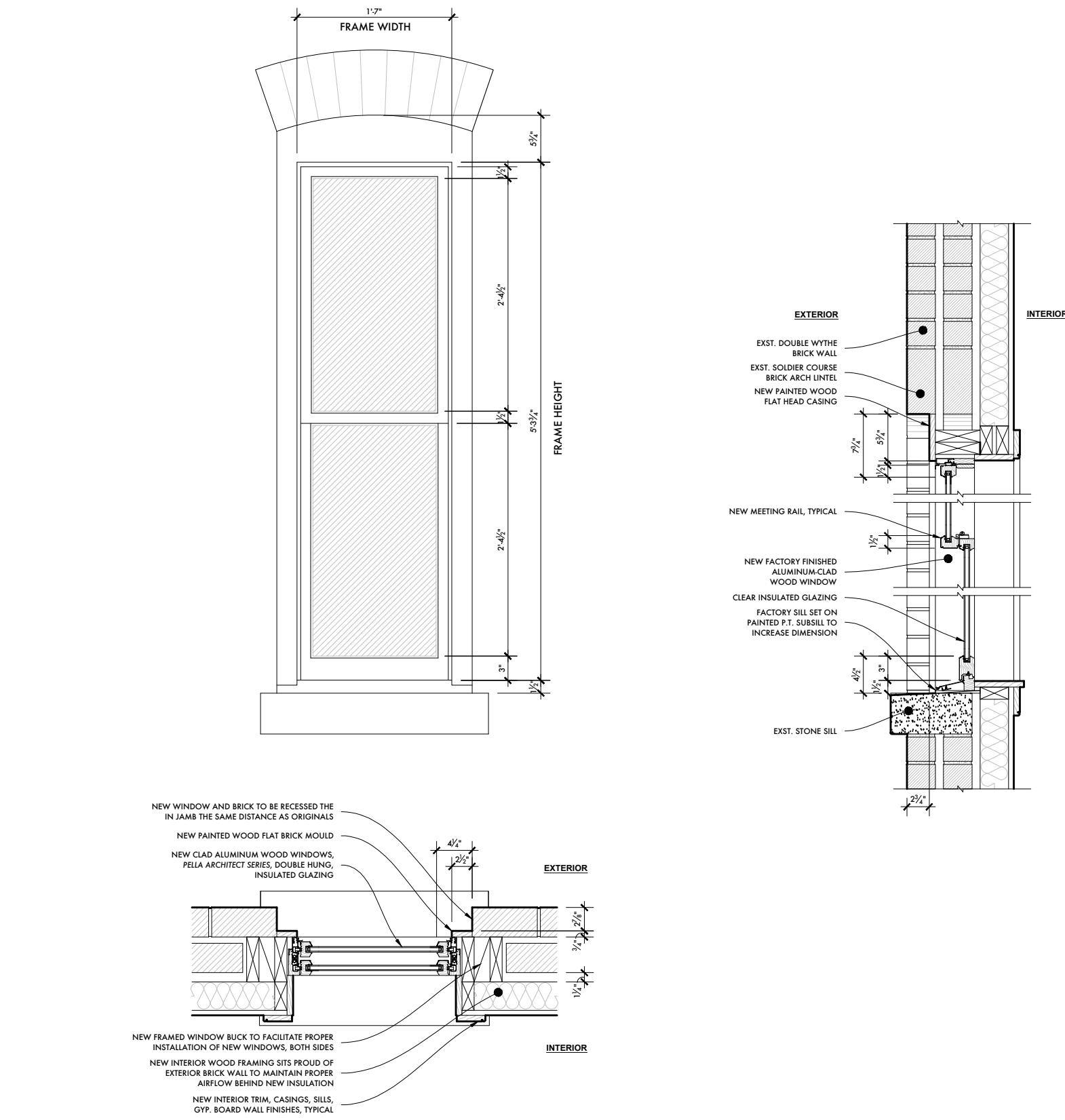
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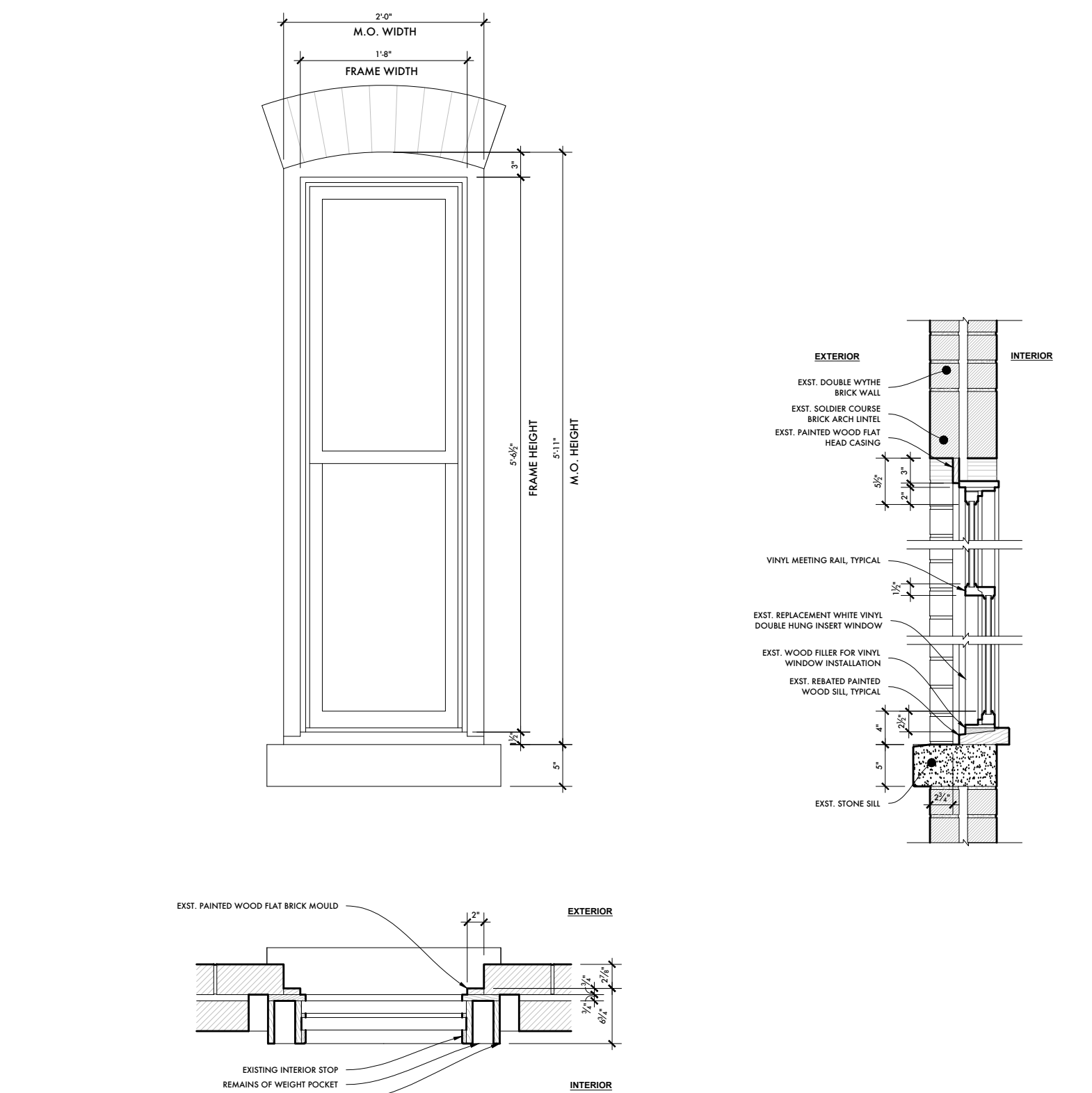
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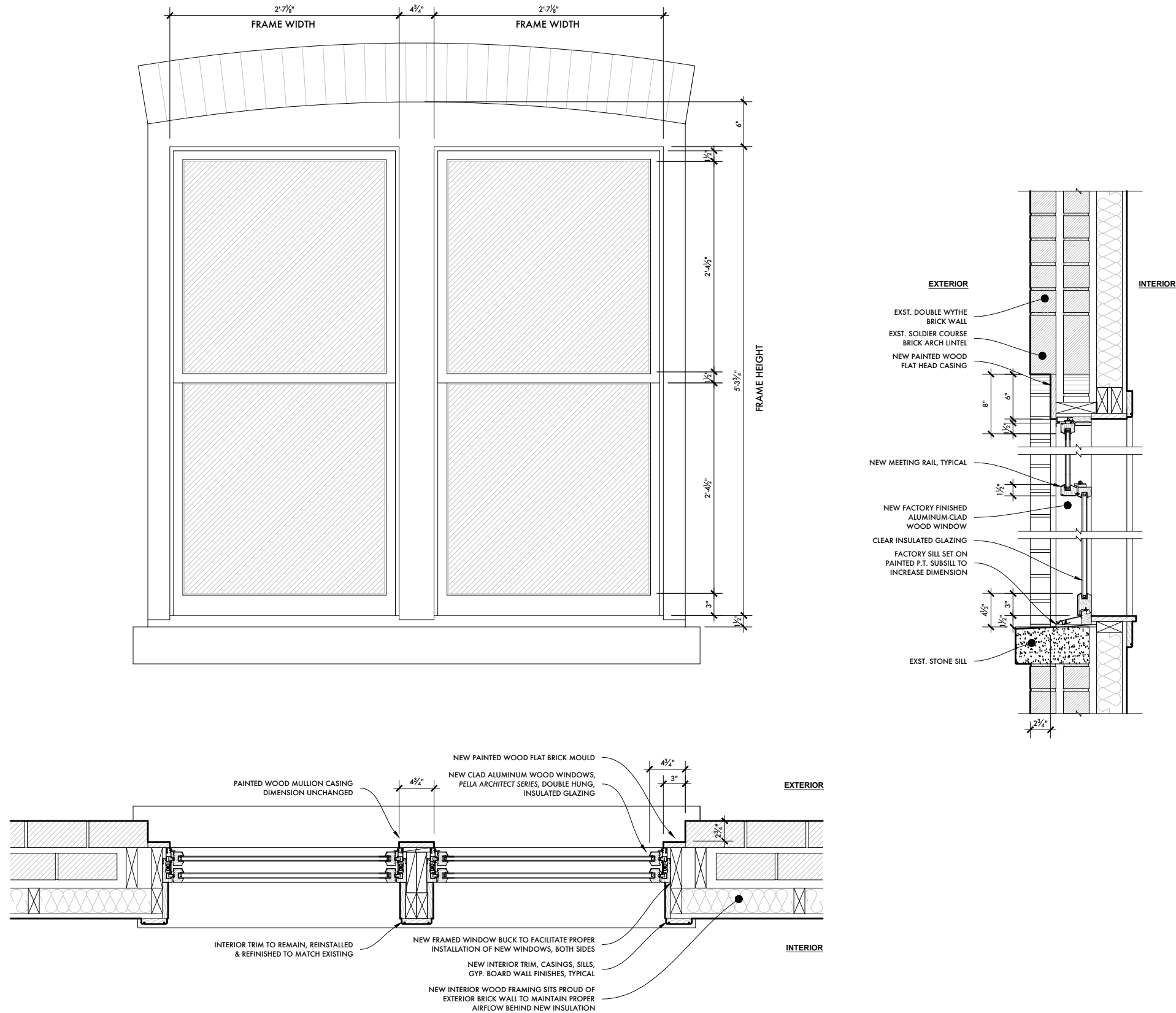


2 PROPOSED 2ND FLOOR DOUBLE HUNG NARROW WINDOW - REAR
3/4" = 1'-0"

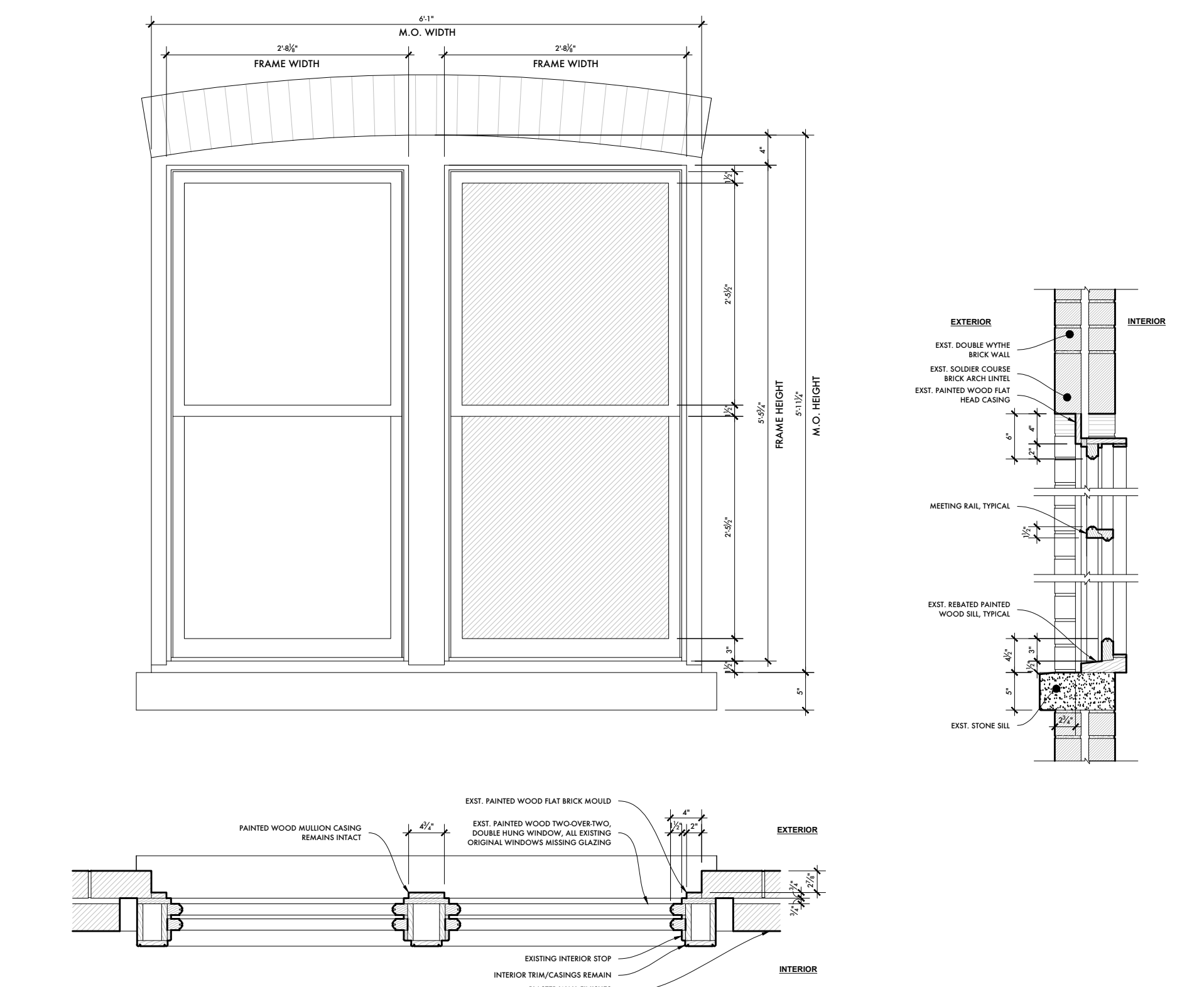


1 EXISTING 2nd FLOOR DOUBLE HUNG NARROW WINDOW - REAR
3/4" = 1'-0"

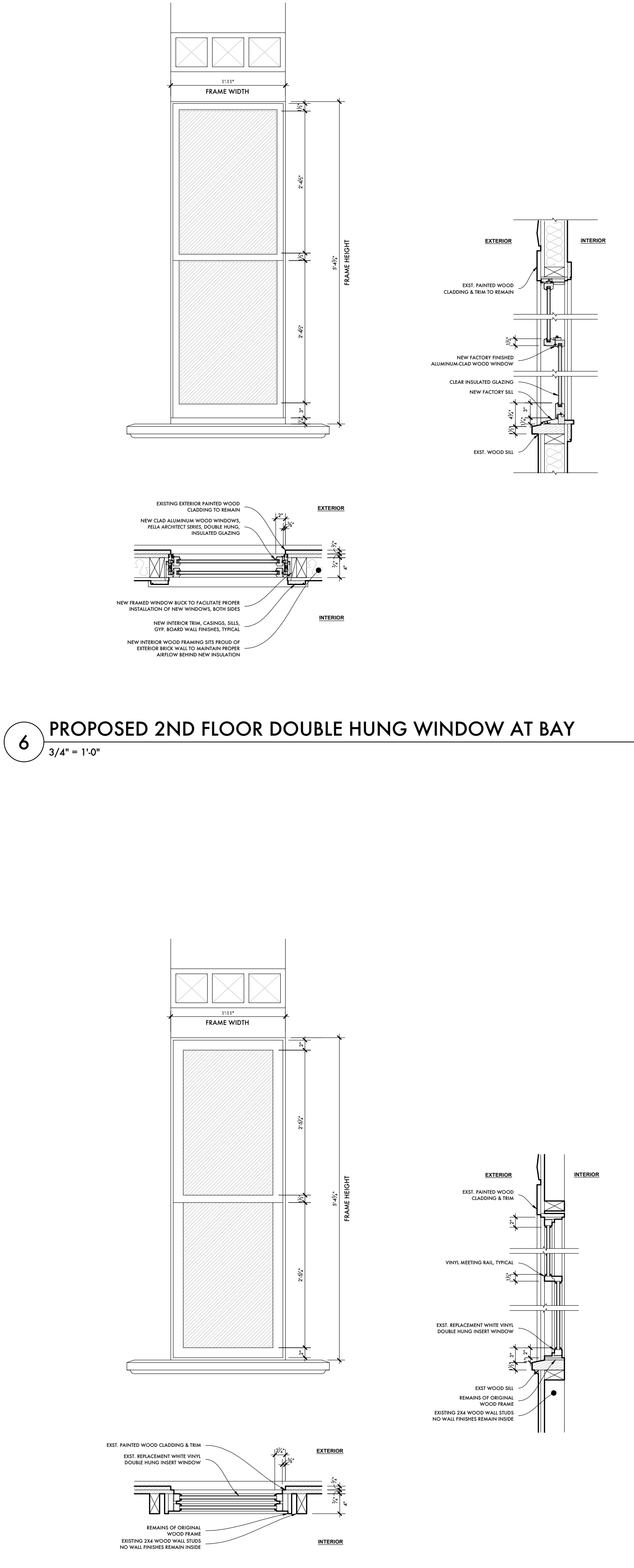
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4 PROPOSED 2ND FLOOR DOUBLE HUNG WINDOWS - FRONT
3/4" = 1'-0"



3 EXISTING 2ND FLOOR DOUBLE HUNG WINDOWS - FRONT
3/4" = 1'-0"



5 EXISTING 2ND FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"

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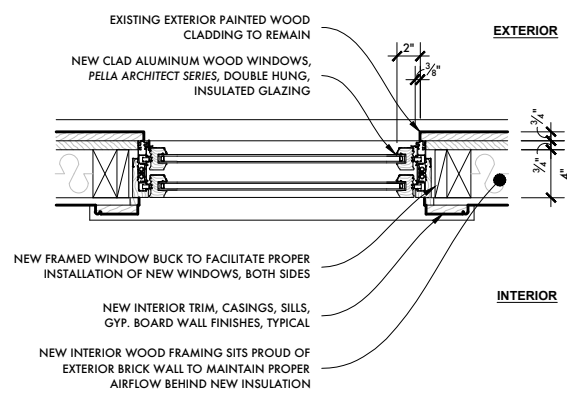
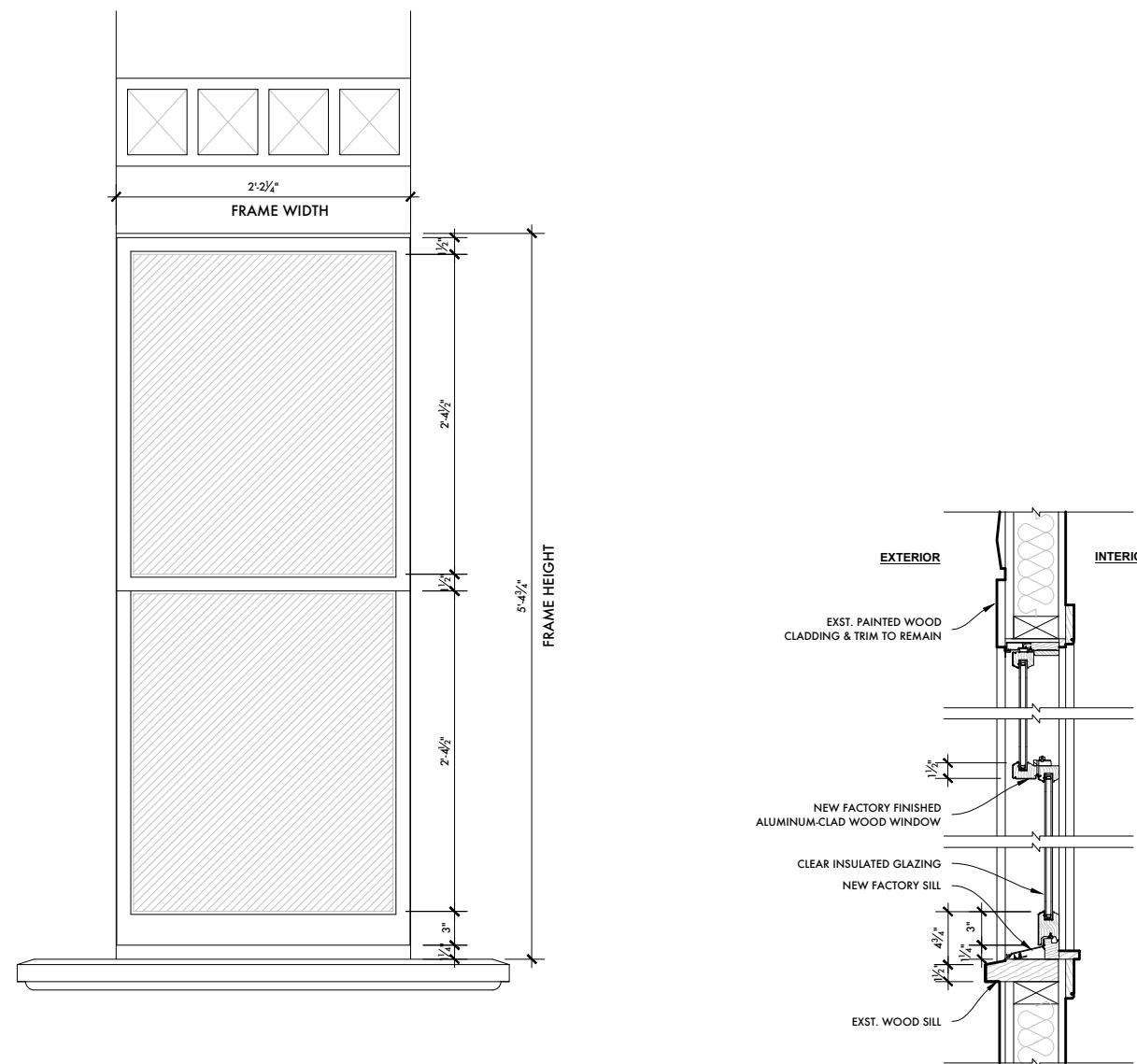
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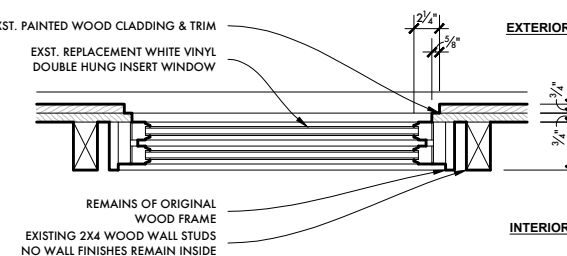
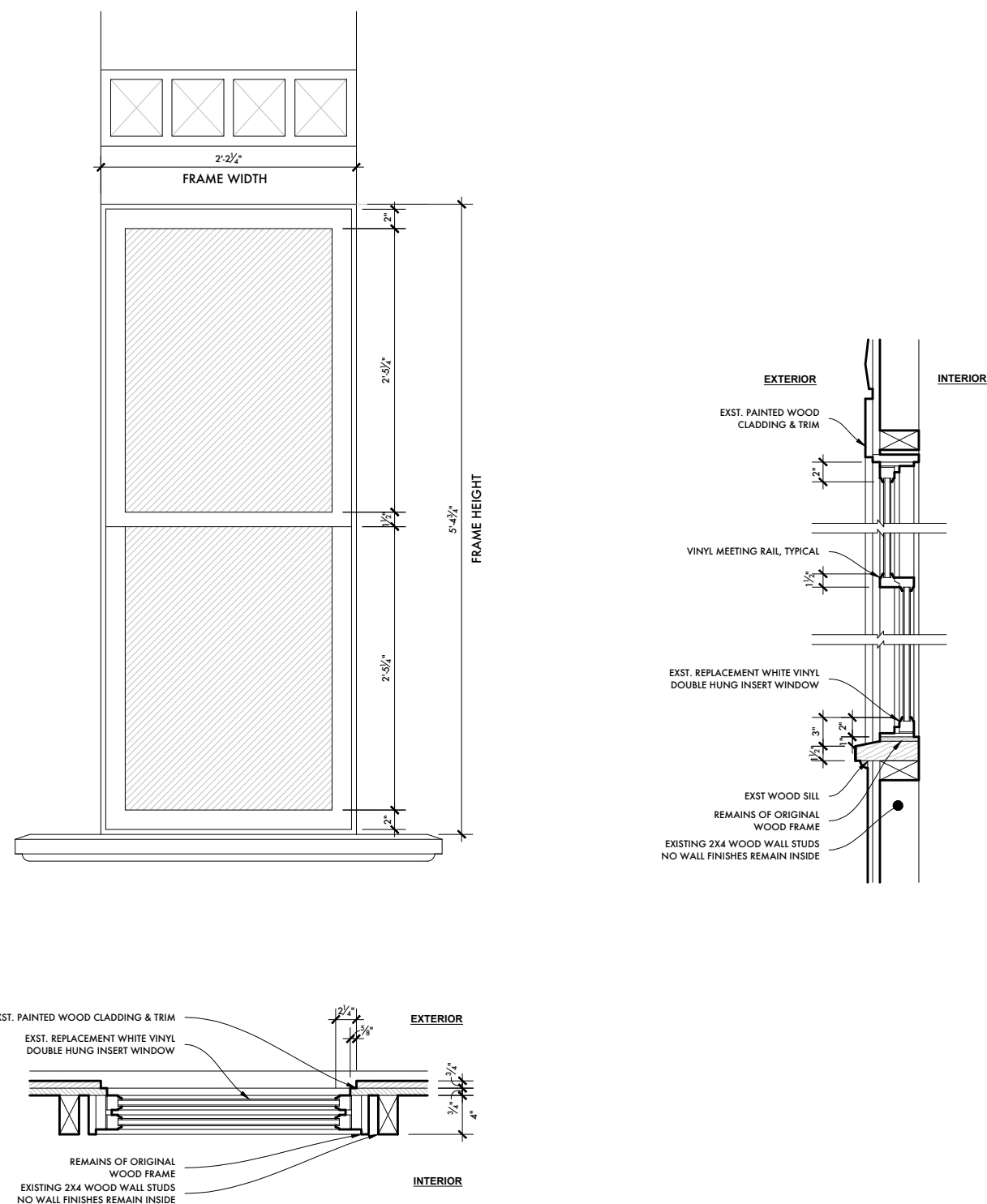
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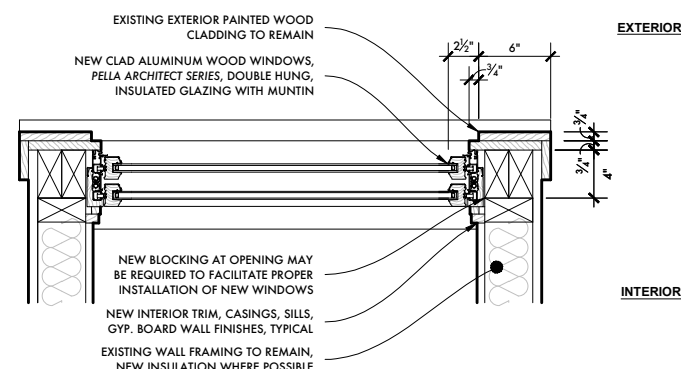
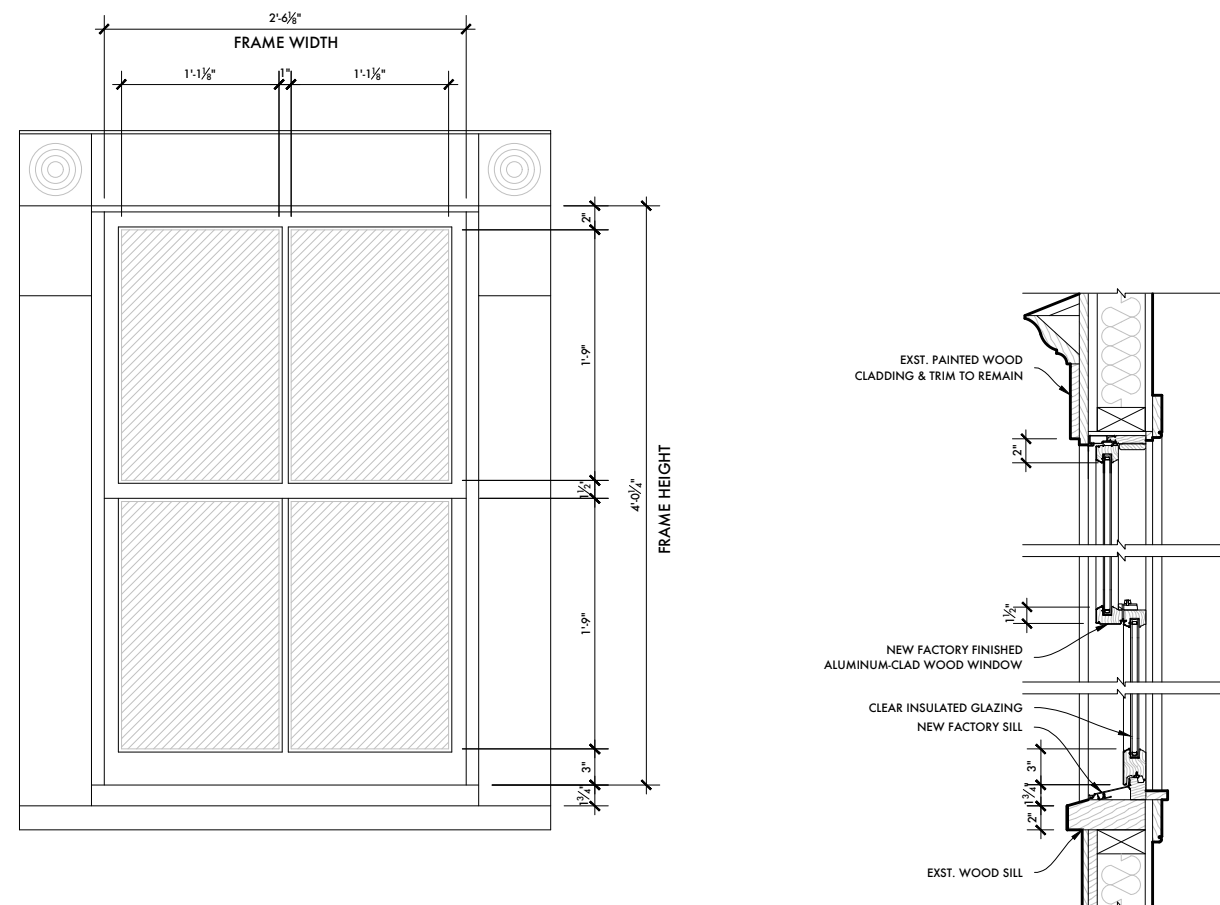
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2 PROPOSED 2ND FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"

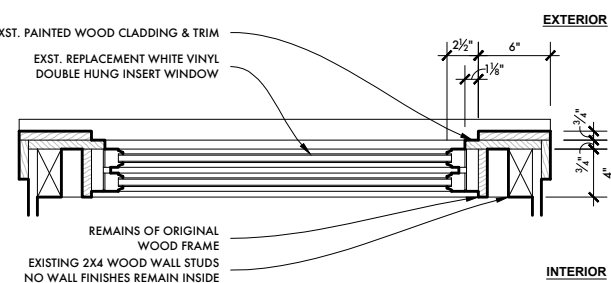
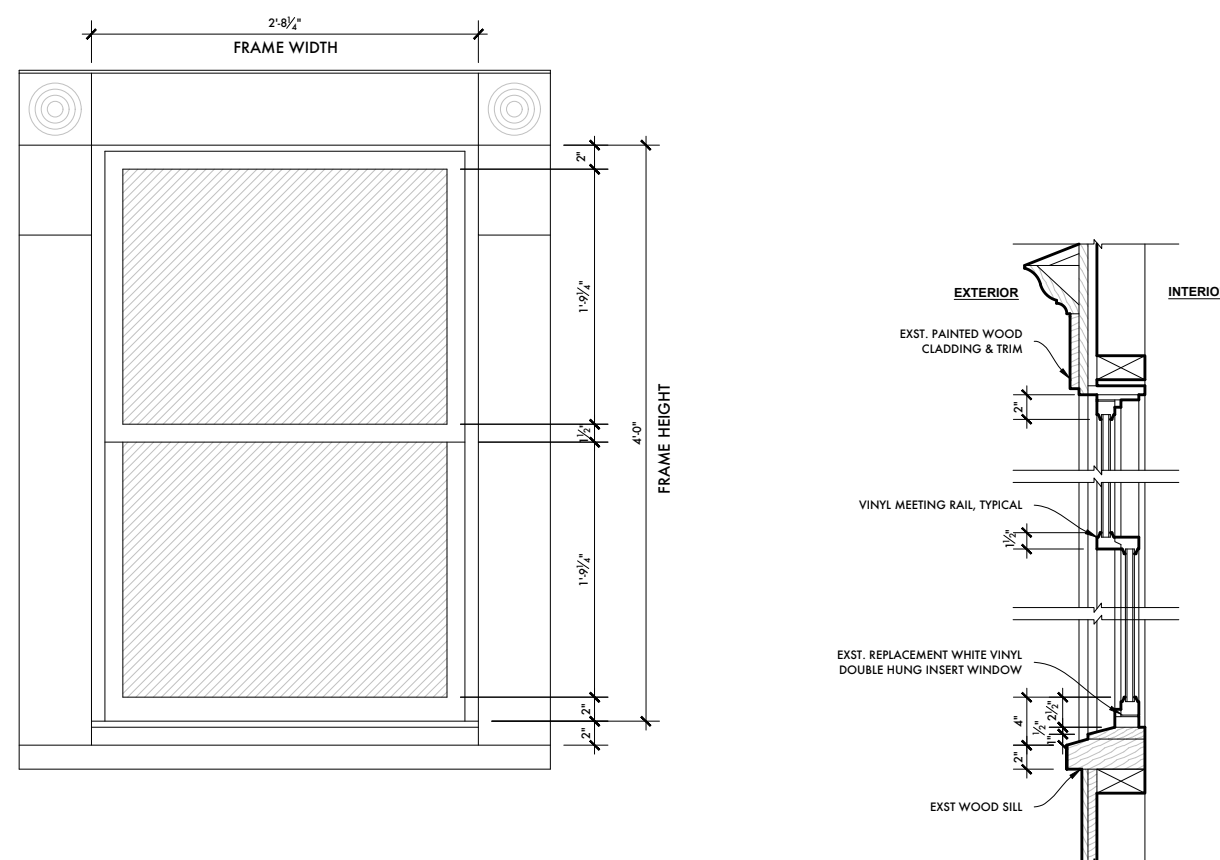


1 EXISTING 2nd FLOOR DOUBLE HUNG WINDOW AT BAY
3/4" = 1'-0"

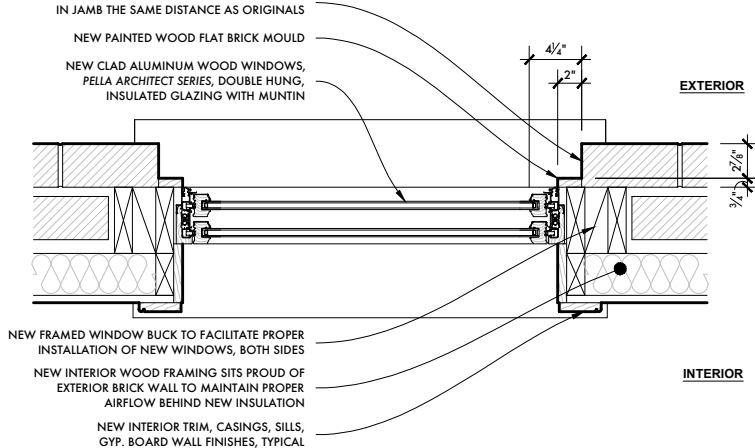
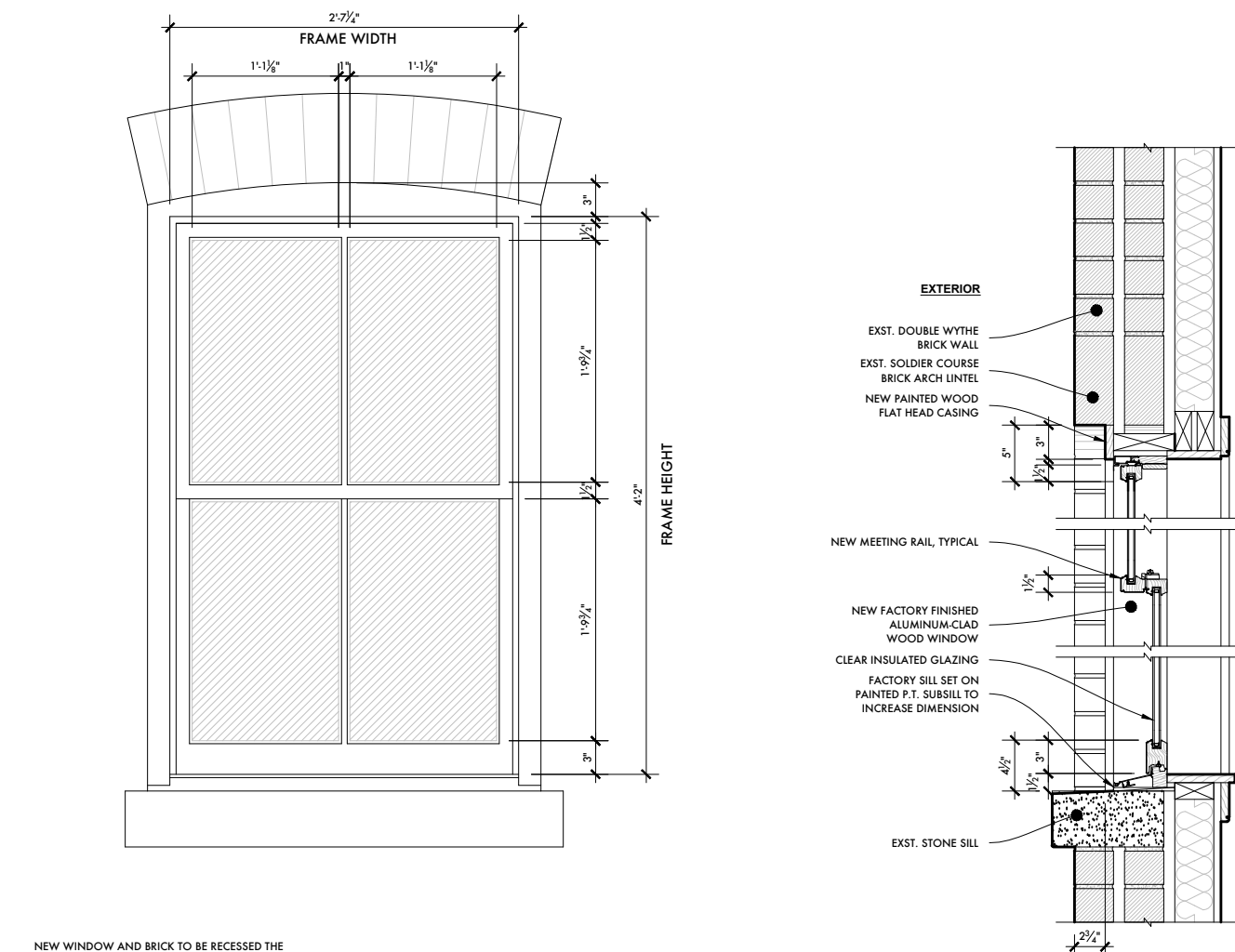


NOTE:
Custom Sizing Required
Pella Architect Series Double Hung
Model #3347 with is acceptable,
height plus 3" needed to fit opening correctly

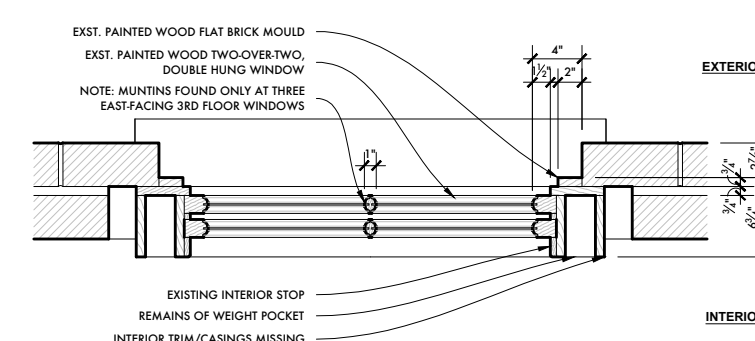
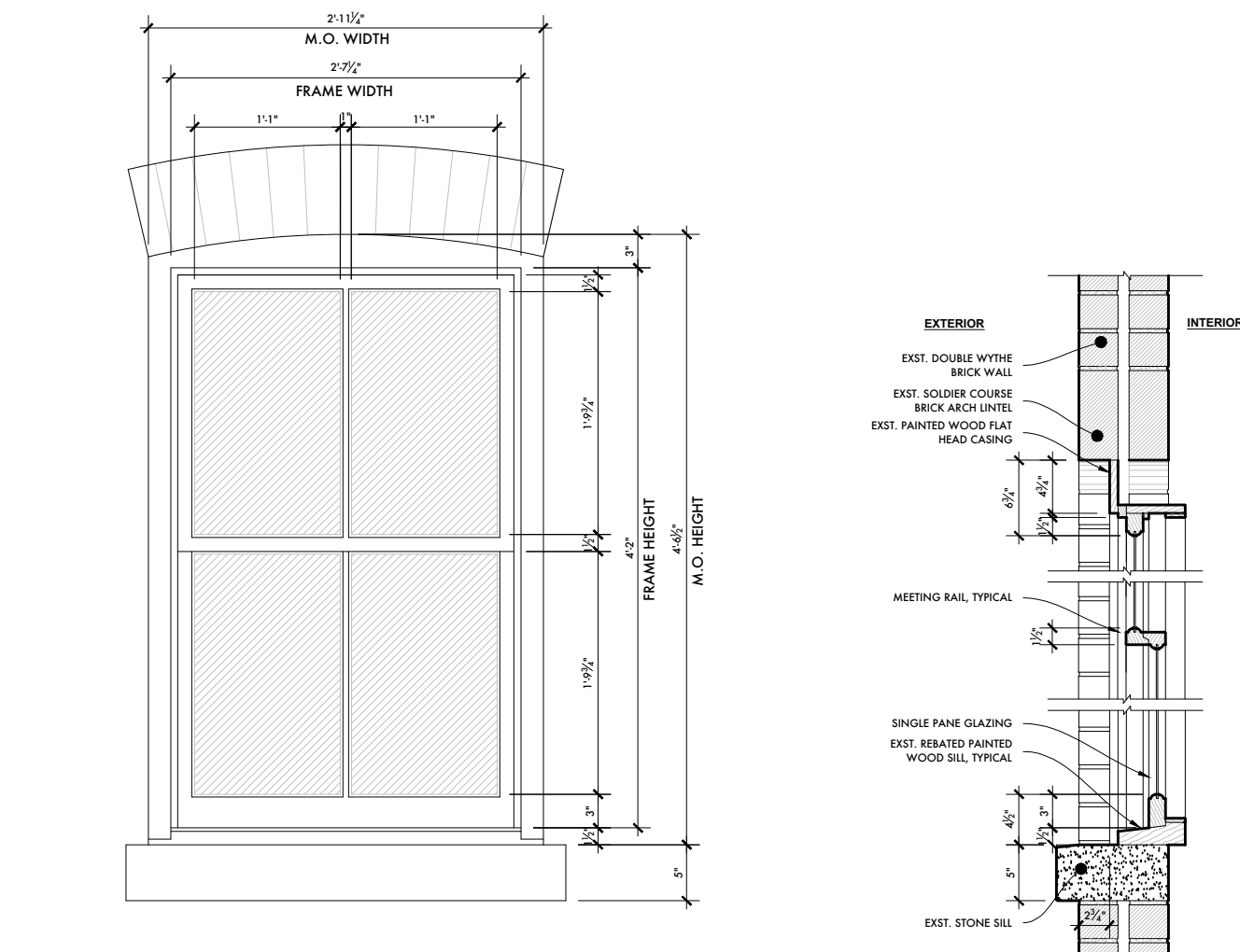
4 PROPOSED 3RD FLOOR DOUBLE HUNG WINDOW AT DORMER
3/4" = 1'-0"



3 EXISTING 3RD FLOOR DOUBLE HUNG WINDOW AT DORMER
3/4" = 1'-0"



6 PROPOSED 3RD FLOOR DOUBLE HUNG WINDOW AT SIDE
3/4" = 1'-0"



5 EXISTING 3RD FLOOR DOUBLE HUNG WINDOW AT SIDE
3/4" = 1'-0"

ROLLIN RESIDENTIAL DESIGN & HISTORIC PRESERVATION

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TEL 845.471.1047

Issue Revision/Date

HDLPC SUBMISSION 04.08.22

ARNOUT CANNON HOUSE

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Poughkeepsie, NY 12601

WINDOW DETAILS

Drawing No.

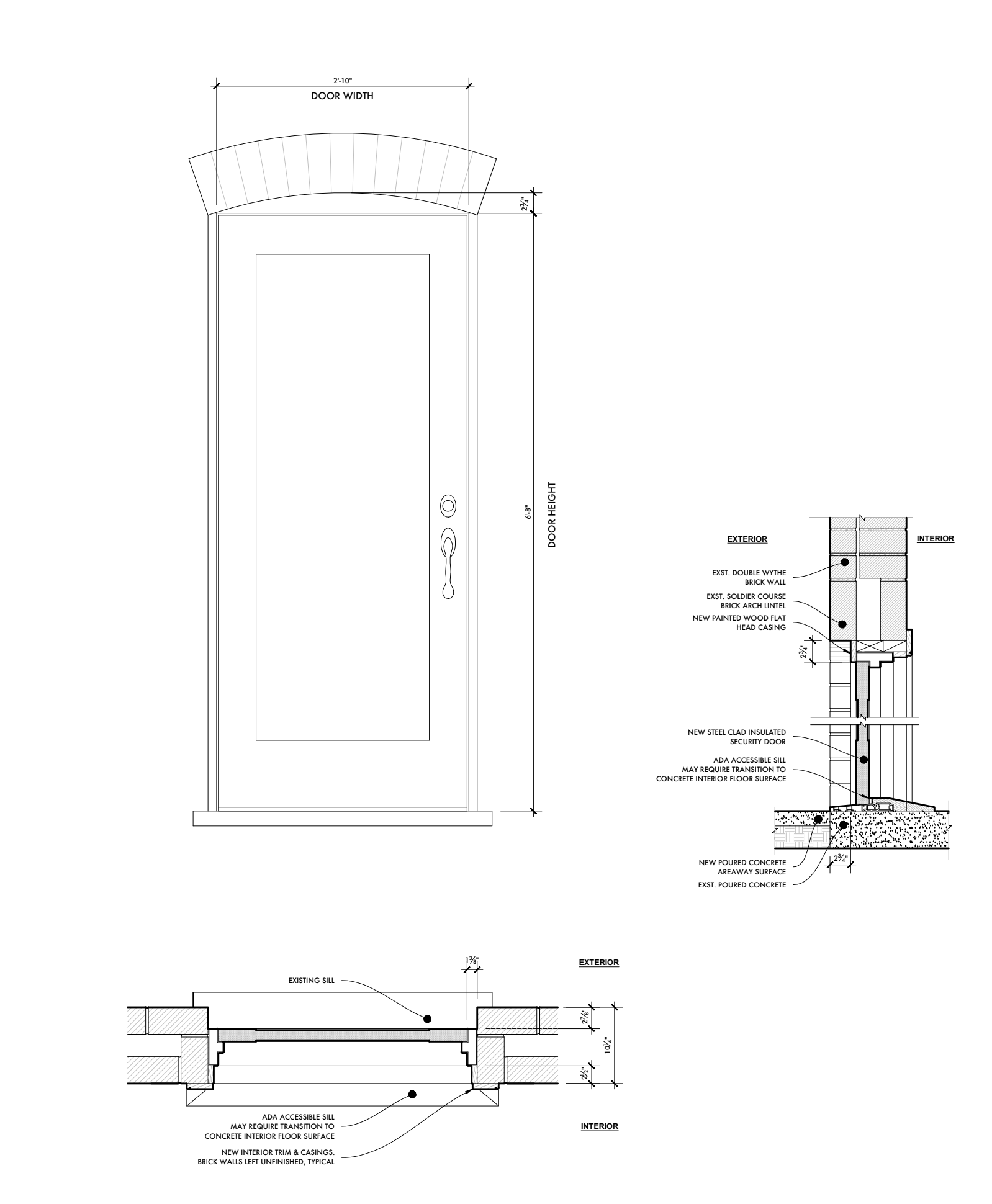
A-605

Page No.

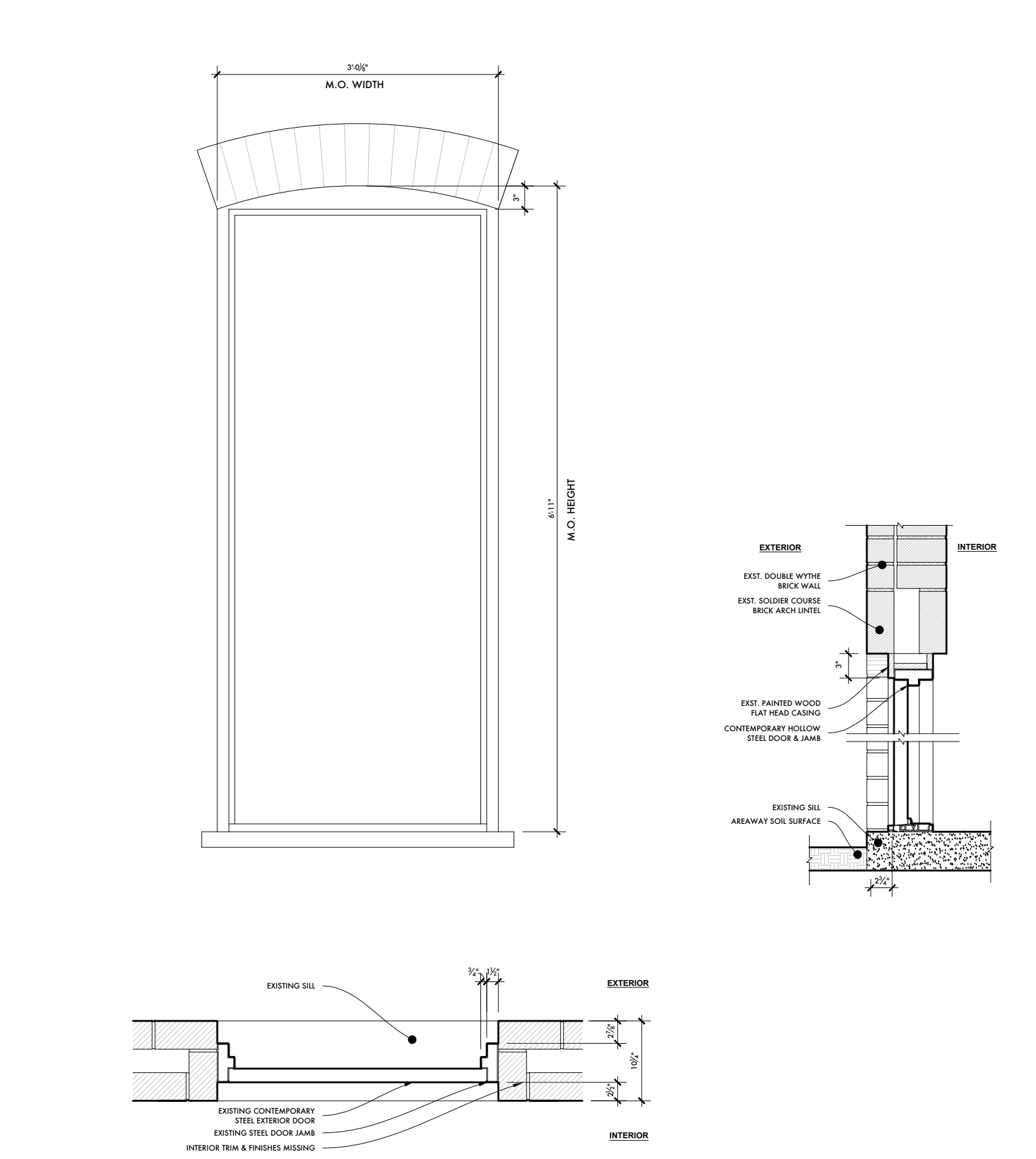
Original Issue Date

Drawn by ATR

Scale as noted



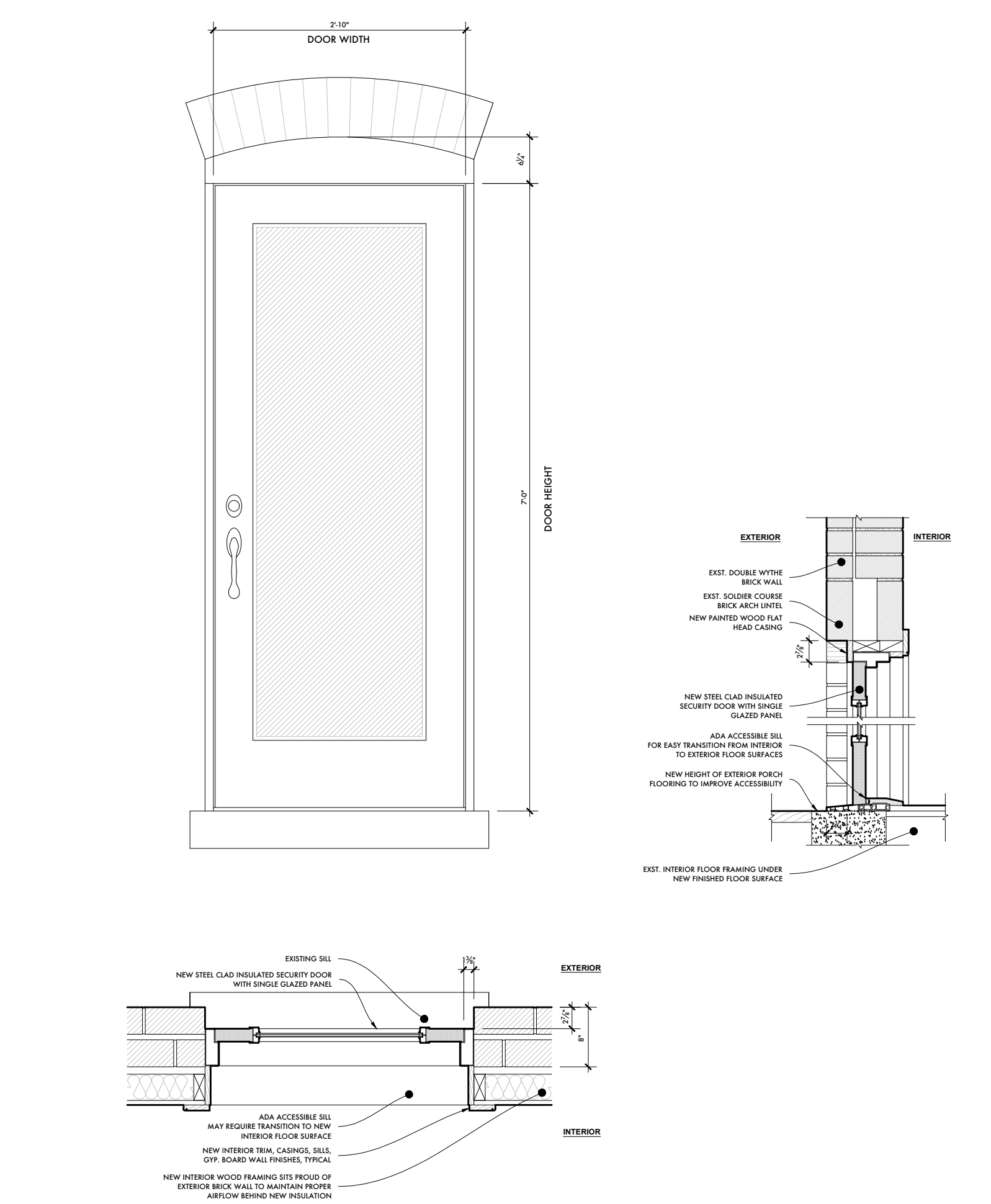
2 PROPOSED BASEMENT REAR ENTRY
3/4" = 1'-0"



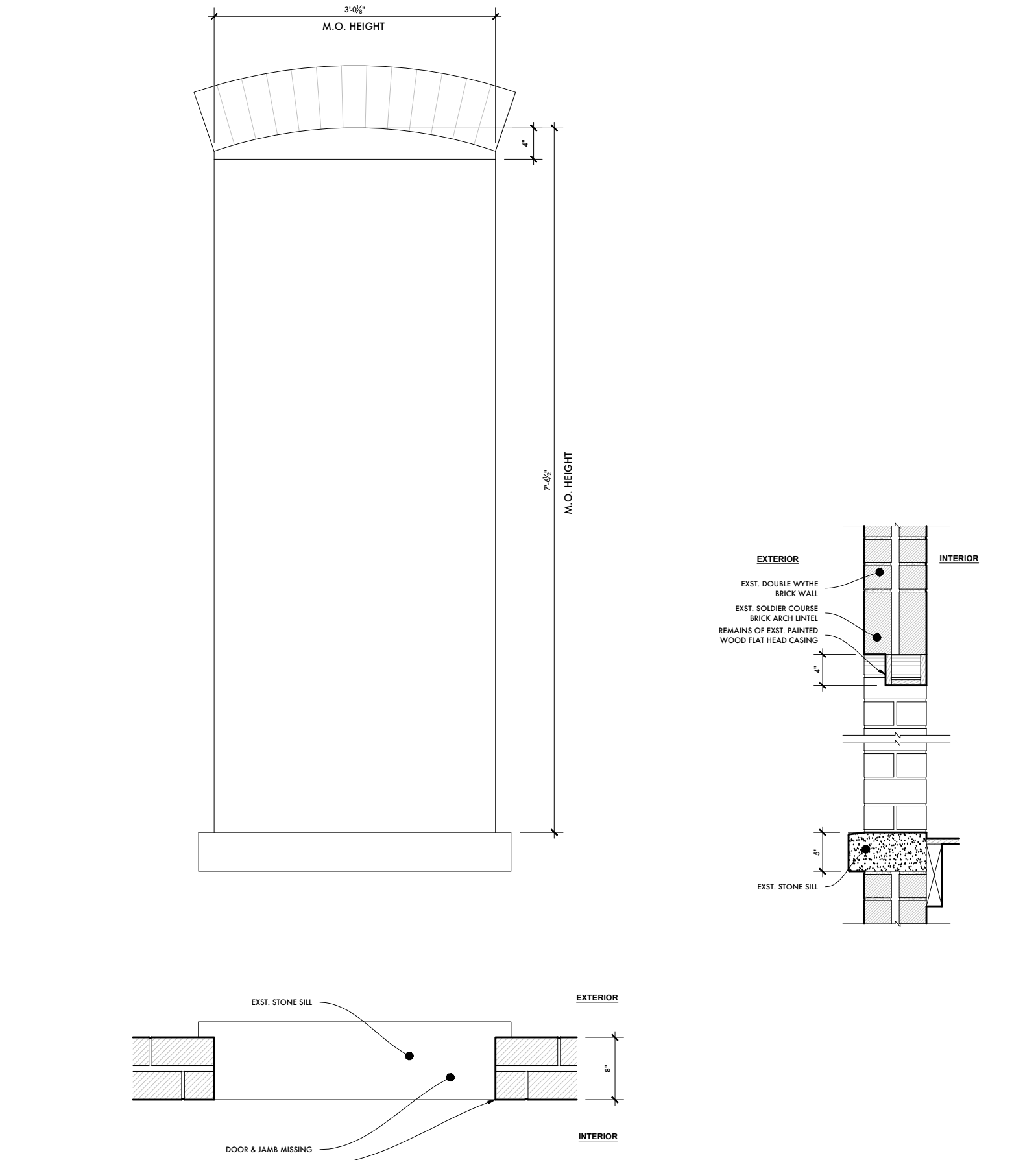
1 EXISTING BASEMENT REAR ENTRY
3/4" = 1'-0"

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4 PROPOSED 1ST FLOOR REAR ENTRY
3/4" = 1'-0"



3 EXISTING 1ST FLOOR REAR ENTRY
3/4" = 1'-0"

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& HISTORIC PRESERVATION**

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HDLPC SUBMISSION	04.08.22

**ARNOUT CANNON
HOUSE**

204 Church Street
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DOOR DETAILS

Drawing No. **A-606**

Page No. _____

Original Issue Date _____

Drawn by **ATR**

Scale **as noted**